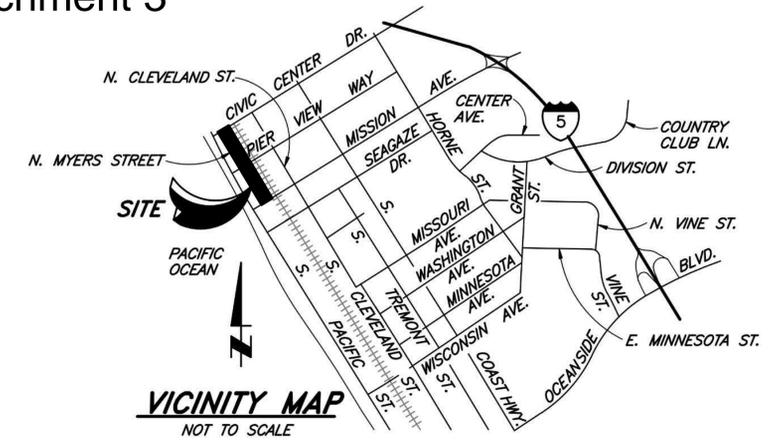


# BLOCKS 5 & 20

## OCEANSIDE, CA



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A102	SITE FIRE ACCESS DIAGRAM
A103	RENDERINGS
A104	ELEVATION AT MYERS
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20-A502	BLOCK 20 - BUILDING SECTIONS
20-A701	BLOCK 20 - ENLARGED UNIT PLANS - STUDIOS
20-A702	BLOCK 20 - ENLARGED UNIT PLANS - 1 BED RM
20-A703	BLOCK 20 - ENLARGED UNIT PLANS - 2 BED RM

### APPLICANT

## RYAN COMPANIES US, INC.

4275 EXECUTIVE SQUARE  
SUITE 370  
LA JOLLA, CA 92037  
TEL: 858.812.7993  
CONTACT: DANIEL BERTAO

### ARCHITECT

## JWDA

2359 FOURTH AVENUE  
SAN DIEGO, CA 92101  
TEL: 619.233.6777  
CONTACT: MATTHEW GEAMAN

### CIVIL ENGINEER

## SB&O INC.

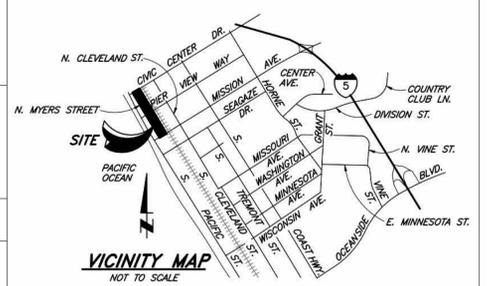
3990 RUFFIN ROAD  
SUITE 120  
SAN DIEGO, CA 92123  
TEL: 858.560.1141  
CONTACT: JONATHAN KOHLENBERG

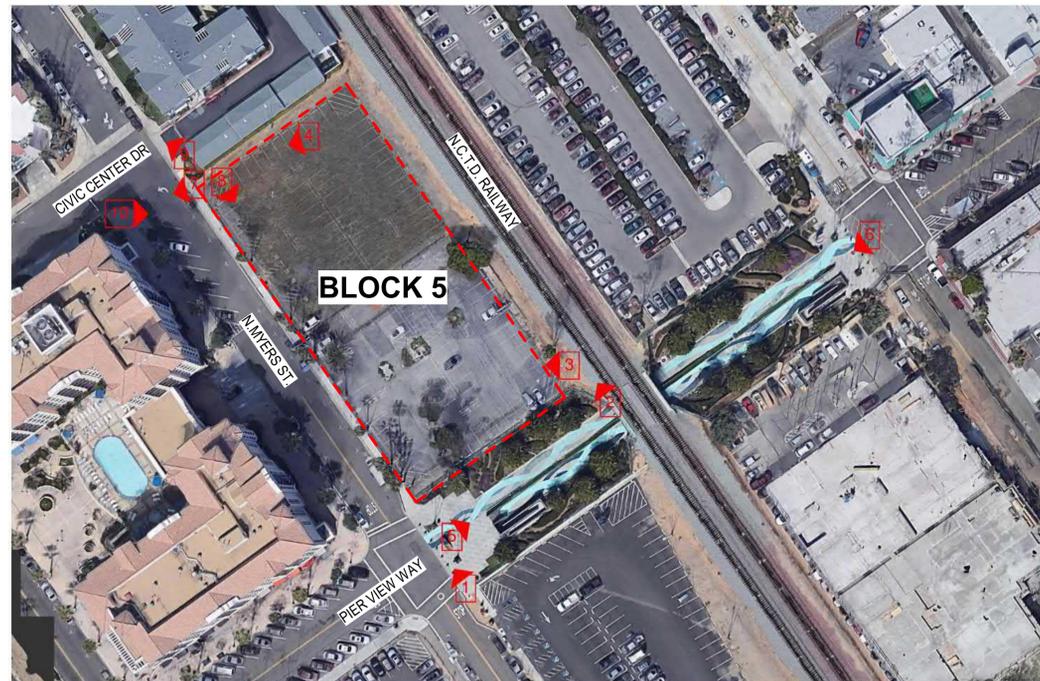
### LANDSCAPE

## URBAN ARENA

11300 SORRENTO VALLEY ROAD  
SUITE 230  
SAN DIEGO, CA 92121  
TEL: 858.625.0112  
CONTACT: PHILLIP BARNES

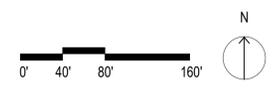
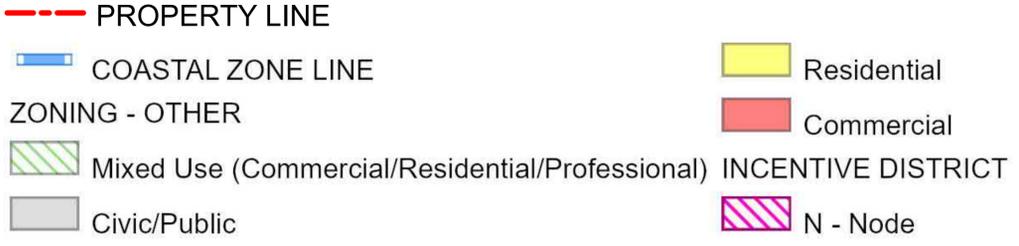
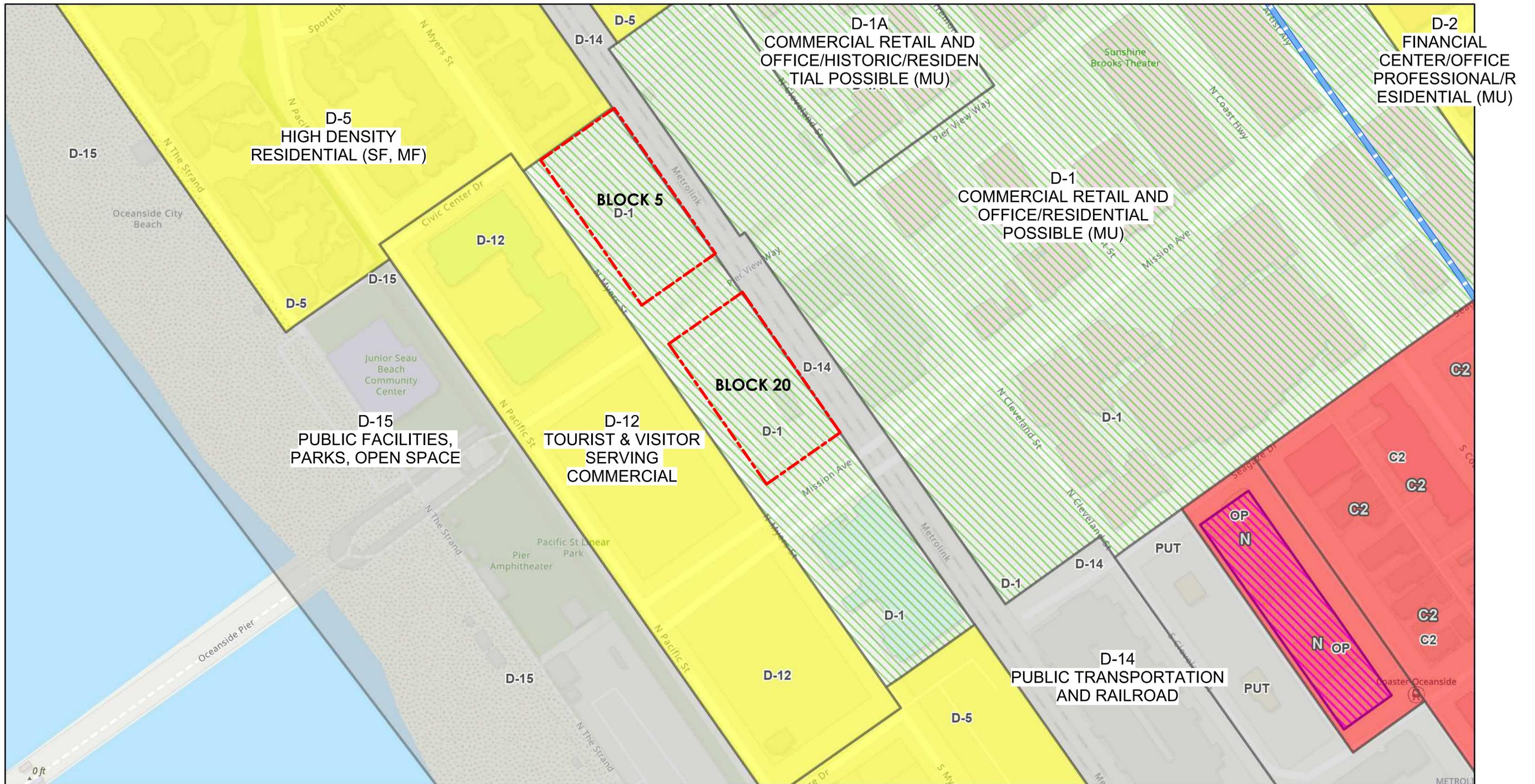
PROJECT DESCRIPTION		ZONING CONFORMANCE MATRIX					
<p><b>PROJECT DESCRIPTION</b> THE PROJECT IS A 373 UNIT MIXED-USE DEVELOPMENT WITH APPROXIMATELY 5,743 SF OF COMMERCIAL SPACE ON (2) BLOCKS. THE NORTH BLOCK, BLOCK 5, IS A NEW 8-STORY, MIXED-USE BUILDING INCLUDING 193 MULTIFAMILY UNITS, 265 PARKING SPACES. THE SOUTH BLOCK, BLOCK 20, IS A NEW, 7-STORY, MIXED-USE BUILDING INCLUDING 180 MULTIFAMILY UNITS, 269 PARKING SPACES.</p> <p>AMENDMENTS TO THE "ONE MISSION AVENUE 5-BLOCKS ENTITLEMENT" - RESOLUTION No. 08-R0320-3; MIXED-USE DEVELOPMENT PLAN, REGULAR COASTAL PERMIT.</p>		<b>SUBJECT</b>	<b>CODE SECTION</b>	<b>REQUIRED</b>	<b>PROVIDED</b>		
		FLOOR AREA RATIO (F.A.R.)	OZO 1232 (D)6	N/A FOR RESIDENTIAL AND NONRESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 (D)6)	BLOCK 5	4.26 FAR (195,606 SF / 45,895 SF)	
		DENSITY	OZO 1232 (D)6	N/A FOR RESIDENTIAL AND NONRESIDENTIAL COMPONENTS OF MIXED-USE PROJECTS (1232 (D)6)	BLOCK 5	183.8 DU/AC (193 UNITS/ 1.05 AC)	
					BLOCK 20	176.5 DU/AC (180 UNITS/ 1.02AC)	
					TOTAL	106 DU/AC (373 UNITS/ 3,520 AC GROSS SITE AREA)	
<b>DEVELOPMENT SUMMARY</b>		SETBACK	OZO 1232 RESIDENTIAL (H)	FRONT: 10' MISSION AVE. 50' FROM STREET CENTERLINE (BLOCK 20 ONLY) REAR: 5' SIDE: 10'	FRONT: 0' REAR: 1'-4" SIDE: 5'-1' / 0'	BLOCK 5 (W-1) 0' / 50'-2" FROM CL OF MISSION AVE. BLOCK 20 (W-1) 0' / 0'	
		HEIGHT	OZO 1232 - BASIC REQUIREMENT	35' MAX	BLOCK 5	98'-6"	
					BLOCK 20	87'-0"	
		LANDSCAPING	OZO 1232 (P)	LOT COVERAGE: 25% MIN. GROSS SITE ACREAGE 3.52 AC NET SITE ACREAGE 2.07 AC (BUILDINGS AND STREETS REMOVED) REQUIRED LANDSCAPE COVERAGE 0.52 AC (25% MINIMUM FOR NEW CONSTRUCTION) [22,561 SF]	PROVIDED LANDSCAPE COVERAGE 0.69 AC (30,195 SF) PERCENTAGE OF GROSS SITE ACREAGE 13% SEE SHEET L102 COMPOSITE LANDSCAPE PLAN FOR COMPLETE BREAKOUT OF MIN. SITE LANDSCAPE CALCULATIONS		
			OZO 3049	TREE CANOPY: 12% MIN. NET PROJECT ACREAGE 2.072 AC (90,246 SF) REQUIRED CANOPY AREA (1.2%) 0.248 AC (10,829 SF)	BLOCK 5 CANOPY AREA 0.123 AC (5,341 SF) BLOCK 20 CANOPY AREA 0.186 AC (8,108 SF) TOTAL CANOPY AREA PROVIDED 0.309 AC (13,449 SF) 15% OF TOTAL SURFACE AREA SEE SHEET L102 COMPOSITE LANDSCAPE PLAN FOR COMPLETE CANOPY COVERAGE CALCS.		
				PERMEABLE SURFACE AREA: 22% MIN. BLOCK 5 (NET ACREAGE) 1.054 AC BLOCK 20 (NET ACREAGE) 1.018 AC TOTAL AREA 2.072 AC REQUIRED PERMEABLE SURFACE AREA 0.456 AC FOR PROJECT SITES 1 ACRE OR MORE 22% MIN.	PROVIDED PERMEABLE SURFACE AREA BLOCK 5 LEVEL 1 PERMEABLE SURFACE 0.064 AC (2,782 SF) LEVEL 3 PERMEABLE SURFACE 0.159 AC (6,909 SF) LEVEL 8 PERMEABLE SURFACE 0.035 AC (1,510 SF) BLOCK 20 LEVEL 1 PERMEABLE SURFACE 0.068 AC (2,971 SF) LEVEL 3 PERMEABLE SURFACE 0.119 AC (5,196 SF) LEVEL 7 PERMEABLE SURFACE 0.025 AC (1,091 SF) TOTAL 0.47 AC (20,459 SF) 23% OF TOTAL SURFACE AREA SEE LANDSCAPE SHEET L102 FOR COMPLETE BREAKOUT OF PERMEABLE SURFACE CALCS		
		OPEN SPACE	OZO 1232	TOTAL OUTDOOR SPACE: BLOCK 5: 200 x 193 = 38600 SF / BLOCK 20: 200 x 180 = 36000 SF	BLOCK 5	BLOCK 20	
					CENTRAL COURTYARD	8,975	
					ROOFTOP	1,596	
					INTERIOR COURTYARD	1,413	
					<b>TOTAL SHARED OPEN SPACE</b>	<b>10,571</b>	
					<b>TOTAL PRIVATE OPEN SPACE</b>	<b>17,319 (89.7 / UNIT)</b>	
					<b>TOTAL OPEN SPACE</b>	<b>27,890 SF (152.4 SF / UNIT)</b>	
					<b>25,420 SF (141.2 SF)</b>		
		COURT DIMENSION	OZO 1232 (EE)	COURTS OPPOSITE WALLS ON THE SAME SITE : HEIGHT (LEVEL 3 TO PARAPET) / 2 BLOCK 5: 64' / 2 = 32' BLOCK 20: 53'-6" / 2 = 26'-9"	BLOCK 5	19'	
					BLOCK 20	19'	
				COURT DIMENSIONS: 16' MINIMUM - 3' BALCONY ENCROACHMENT (WHERE APPLIES)	BLOCK 5	6'-4" AT BALCONY	
					BLOCK 20	11' AT BALCONY	
		OFF-STREET PARKING	OZO 3032 GOVERNMENT CODE SECTION 65915 (P) OZO 3109 OZO 3110	RESIDENT PARKING (DIMENSIONS: 8.5'x11' AT OBSTRUCTED SIDE) x 18' DEEP  STUDIOS BLOCK 5: 63 x 1.0 = 63 BLOCK 20: 67 x 1.0 = 67 1-BR UNITS 82 x 1.0 = 82 66 x 1.0 = 66 2-BR UNITS 48 x 1.5 = 72 47 x 1.5 = 70.5 <b>TOTAL</b> <b>217</b> <b>203.5 (204)</b>	DIMENSIONS: 8' (+1' AT OBSTRUCTED SIDE) x 18' DEEP  BLOCK 5 <b>253</b> BLOCK 20 <b>248</b> TOTAL <b>501</b>		
			OZO 3103 OZO 1231 OZO 1232	RETAIL PARKING 1 PER 50 SF OF SEATING AREA (ASSUMED RESTAURANTS FULL SERVICE) 1 PER 200 SF OF RETAIL SALES  BLOCK 5 (1,435 SF x 65% ASSUMED SEATING AREA) / 50 SF = 18.7 886 SF / 200 SF = 4.4 TOTAL = <b>23</b> BLOCK 20 (527 SF + 1,727 SF) x 65% ASSUMED SEATING AREA / 50 SF = 29.3 (973 SF + 410 SF) / 200 SF = 6.9 TOTAL = <b>36</b>	BLOCK 5 <b>23</b> BLOCK 20 <b>36</b> TOTAL <b>59</b>		
				<b>TOTAL OFF STREET PARKING REQUIRED:</b> BLOCK 5 240 BLOCK 20 240 TOTAL 480	BLOCK 5 <b>276 (36 SURPLUS SPACES)</b> BLOCK 20 <b>284 (44 SURPLUS SPACES)</b> TOTAL <b>560 (80 SURPLUS SPACES)</b>		
		COMPACT PARKING	OZO 3109 OZO 3110(A)	SPACES PROVIDED IN ADDITION TO THE NUMBER REQUIRED MAY BE SMALL-CAR SPACES	BLOCK 5	18	
					BLOCK 20	23	
		ACCESSIBLE PARKING	CBC 1109A	ACCESSIBLE PARKING RESIDENTIAL: 2% OF ASSIGNED RESIDENT SPACES RETAIL: 5% OF UNASSIGNED SPACES <b>TOTAL</b> BLOCK 5 253 x 0.02 = 5.06 --> 6 23x 0.05 = 1.15 --> 2 <b>8</b> BLOCK 20 248 x 0.02 = 4.96 --> 5 36 x 0.05 = 1.8 --> 2 <b>7</b>	B1 L1 L2 <b>TOTAL</b> BLOCK 5 2 2 4 <b>8</b> BLOCK 20 1 2 4 <b>7</b>		
		EV PARKING	CAL GREEN JULY24-SUPP 4.106.4.2.2 (STANDARDS EXCEED OZO 3048)	RESIDENTIAL EV READY PARKING SPACES WITH RECEPTACLES: 40% OF ASSIGNED SPACES WITH EV CHARGERS: 10% OF TOTAL PARKING BLOCK 5 253 x 0.4 = <b>101</b> 276 x 0.1 = <b>28</b> BLOCK 20 248 x 0.4 = <b>99</b> 284 x 0.1 = <b>28</b>	B1 L1 L2 <b>TOTAL</b> BLOCK 5 78 6 49 <b>133</b> BLOCK 20 1 7 50 <b>135</b>		
			CAL GREEN JULY 24-SUPP TABLE 5.106.5.3.1	NON-RESIDENTIAL EV CAPABLE SPACES BLOCK 5 <b>4</b> BLOCK 20 <b>8</b>			
		BICYCLE PARKING	OZO 3108	RESIDENT BICYCLE PARKING: COMMERCIAL BICYCLE PARKING (5%) OF TOTAL RETAIL PARKING: BLOCK 5 NONE [23] x 0.5 = 1 BLOCK 20 NONE [36] x 0.5 = 2	BLOCK 5 40 1 BLOCK 20 40 2		
<b>BUILDING CODE SUMMARY</b>		OCCUPANCY	R-2, S-2, A, B				
		CONSTRUCTION TYPE	BLOCK 5: (3-STORIES) TYPE I A, (5-STORIES) TYPE III A BLOCK 20: (2-STORIES) TYPE I A, (5-STORIES) TYPE III A				
		STORIES	BLOCK 5: 8-STORIES ABOVE GRADE / 1-STORY BELOW GRADE PARKING BLOCK 20: 7-STORIES ABOVE GRADE / 1-STORY BELOW GRADE PARKING				
		FIRE SPRINKLERS	NFPA 13				
		APPLICABLE CODES	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASME A17.3, SAFETY CODES FOR ELEVATORS AND ESCALATORS 2010 STANDARDS FOR ACCESSIBLE DESIGN - TITLE III RULE OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2022 NFPA 13, INSTALLATION OF SPRINKLERS SYSTEMS 2008 NFPA 70, NATIONAL ELECTRICAL CODE 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES				

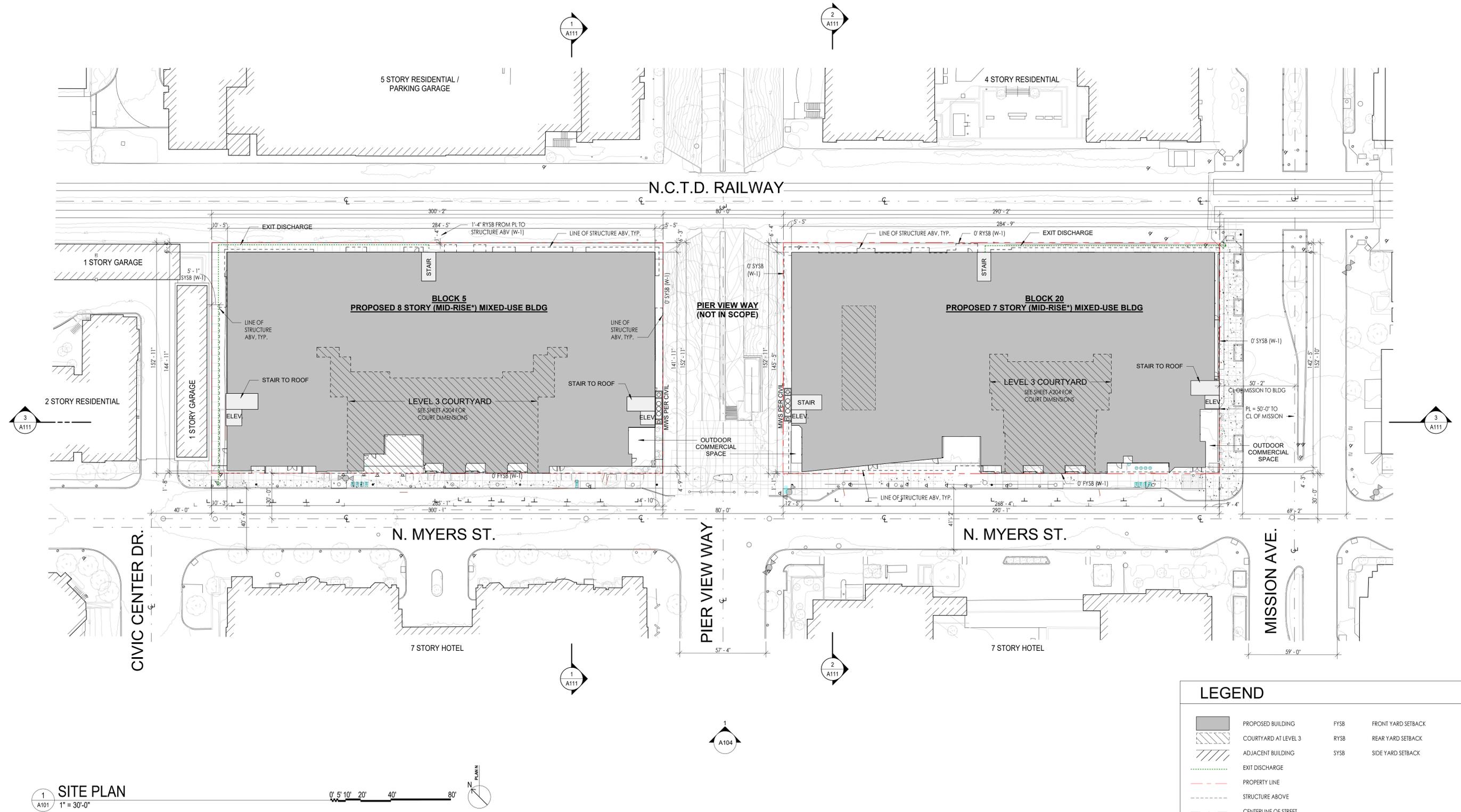






# EXISTING OCEANSIDE LAND USE AND ZONING





**LEGEND**

	PROPOSED BUILDING	FYSB	FRONT YARD SETBACK
	COURTYARD AT LEVEL 3	RYSB	REAR YARD SETBACK
	ADJACENT BUILDING	SYSB	SIDE YARD SETBACK
	EXIT DISCHARGE		
	PROPERTY LINE		
	STRUCTURE ABOVE		
	CENTERLINE OF STREET		

NOTE:  
SEE L3 FLOOR PLANS AT EACH BUILDING FOR COURT DIMENSIONS

**1 SITE PLAN**  
1" = 30'-0"

0' 5' 10' 20' 40' 80'

PLAN

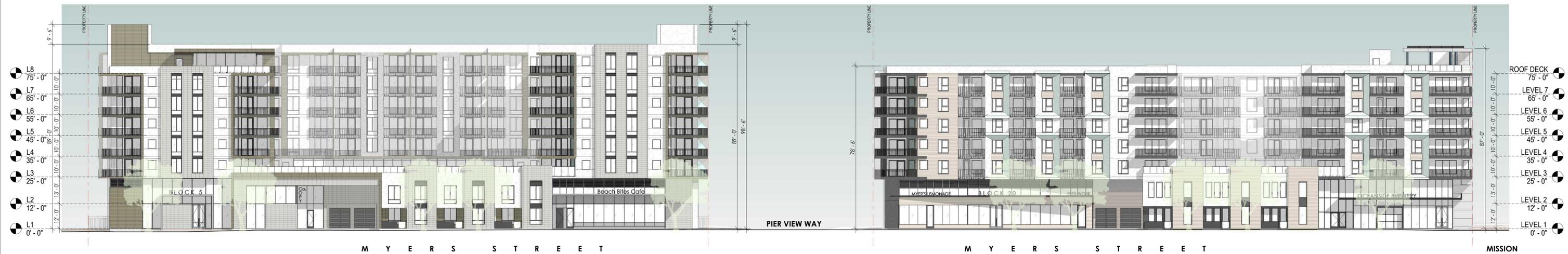


**BLOCK 5**

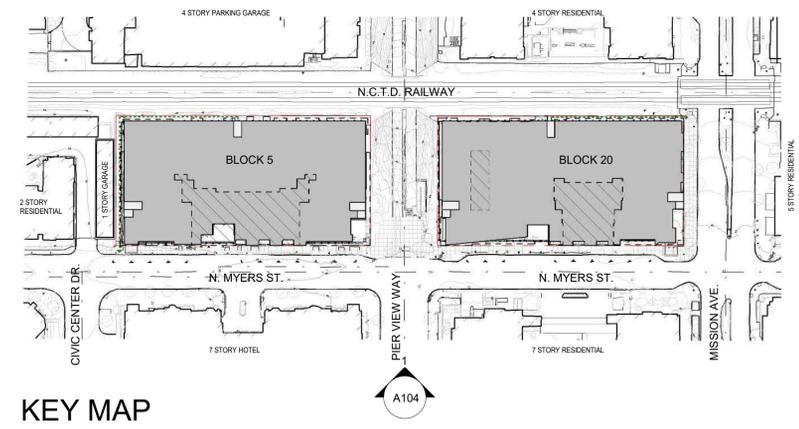
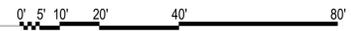


**BLOCK 5**





1  
A104  
ELEVATION AT MYERS



**BLOCK 5 - SITE ACREAGE & DENSITY**

ACREAGE	45,895 SF (1.05 AC)
DENSITY	183.8 DU/AC (193 UNITS/1.05)

**BLOCK 5 - UNIT MIX BREAKDOWN**

UNIT DESC.	STUDIO	1BR	2BR(INCLUDED LW)	TOTAL
AVG SIZE (SF)	599	752	1144	
L1	0	0	3	3
L2	0	0	0	0
L3	8	12	7	27
L4	11	14	8	33
L5	11	14	8	33
L6	11	14	8	33
L7	11	14	8	33
L8	11	14	6	31
<b>TOTAL UNITS</b>	<b>63</b>	<b>82</b>	<b>48</b>	<b>193</b>
<b>UNIT MIX</b>	<b>33%</b>	<b>42%</b>	<b>25%</b>	<b>100%</b>
<b>TOTAL NRSF</b>	<b>37,725</b>	<b>61,682</b>	<b>54,918</b>	<b>154,325</b>

**BLOCK 5 - COMMERCIAL AREA**

LEVEL	USE	INDOOR	OUTDOOR	TOTAL
L1	A	886		
	B	1435	895	
	TOTAL	2321	895	3216
L1-L2	LIVE-WORK	4406	246	4652
<b>TOTAL</b>		<b>6727</b>	<b>1141</b>	<b>7868</b>

**BLOCK 5 - UNIT MATRIX**

UNIT DESC.	STUDIO										1BR										2BR								TOTAL
	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	1A	1B	1C	1D	1E	1F	1G	1H	1J	1K	1L	2A	2B	2C	2D	2E	2F	2G	
SIZE (SF)	544	534	544	621	642	634	556	697	644	734	946	950	837	775	750	677	745	766	573	753	725	1076	1105	1186	1109	1108	1108	1402	1369
L1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.5
L2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.5
L3	1	1	0	2	0	0	2	0	1	1	1	1	1	0	2	1	2	1	1	2	0	1	1	2	1	0	1	1	0
L4	1	1	1	2	1	2	2	1	0	0	1	1	1	2	1	2	1	1	2	2	0	1	1	2	1	1	2	0	0
L5	1	1	1	2	1	2	2	1	0	0	1	1	1	2	1	2	1	1	2	2	0	1	1	2	1	1	2	0	0
L6	1	1	1	2	1	2	2	1	0	0	1	1	1	2	1	2	1	1	2	2	0	1	1	2	1	1	2	0	0
L7	1	1	1	2	1	2	2	1	0	0	1	1	1	2	1	2	1	1	2	2	0	1	1	2	1	1	2	0	0
L8	1	1	1	2	1	2	2	1	0	0	1	1	1	2	1	2	1	1	2	2	0	1	0	1	1	1	2	0	0
<b>TOTAL UNITS</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>12</b>	<b>5</b>	<b>10</b>	<b>12</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>12</b>	<b>6</b>	<b>12</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>10</b>	<b>1</b>	<b>6</b>	<b>5</b>	<b>11</b>	<b>6</b>	<b>5</b>	<b>11</b>	<b>1</b>	

**BLOCK 20 - SITE ACREAGE & DENSITY**

ACREAGE	44,359 SF (1.02 AC)
DENSITY	176.5 DU/AC (180 UNITS/1.02)

**BLOCK 20 - UNIT MIX BREAKDOWN**

UNIT DESC.	STUDIO	1BR	2BR(INCLUDED LW)	TOTAL
AVG SIZE (SF)	566	680	1103	
L1	0	0	3	3
L2	0	0	0	0
L3	12	9	9	30
L4	14	14	9	37
L5	14	14	9	37
L6	14	14	9	37
L7	13	15	8	36
<b>TOTAL UNITS</b>	<b>67</b>	<b>66</b>	<b>47</b>	<b>180</b>
<b>UNIT MIX</b>	<b>37%</b>	<b>37%</b>	<b>26%</b>	<b>100%</b>
<b>TOTAL NRSF</b>	<b>37,927</b>	<b>44,866</b>	<b>51,842</b>	<b>134,635</b>

**BLOCK 20 - COMMERCIAL AREA**

LEVEL	USE	INDOOR	OUTDOOR	TOTAL
L1	A	527	400	
	B	973		
	C	1727	740	
	D	410		
	TOTAL	3637	1140	4777
L1-L2	LIVE-WORK	4557	204	4761
<b>TOTAL</b>		<b>8194</b>	<b>1344</b>	<b>9538</b>

**BLOCK 20 - UNIT MATRIX**

UNIT DESC.	STUDIO							1BR							2BR								TOTAL	
	S1	S2	S3	S4	S5	S6	S7	1A	1B	1C	1D	1E	1F	1G	1H	1J	2A	2B	2C	2D	2E	2F		2G
SIZE (SF)	555	530	528	630	636	700	545	554	732	661	568	603	675	780	741	707	1150	1109	1157	1039	1185	1022	1050	1369
L1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.5
L2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.5
L3	1	3	1	1	1	1	4	2	1	0	1	1	0	0	4	0	1	1	1	1	1	2	2	0
L4	1	3	1	1	1	1	6	2	1	1	1	1	2	2	4	0	1	1	1	1	1	2	2	0
L5	1	3	1	1	1	1	6	2	1	1	1	1	2	2	4	0	1	1	1	1	1	2	2	0
L6	1	3	1	1	1	1	6	2	1	1	1	1	2	2	4	0	1	1	1	1	1	2	2	0
L7	1	3	0	1	1	1	6	2	1	1	1	1	2	2	4	1	1	1	1	1	0	2	2	0
<b>TOTAL UNITS</b>	<b>5</b>	<b>15</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>28</b>	<b>10</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>8</b>	<b>8</b>	<b>20</b>	<b>1</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>3</b>

**BLOCK 5 - PARKING COUNT**

LEVEL	STANDARD	COMPACT	TANDEM	ACCESSIBLE	TOTAL	MOTORCYCLE
B1	70	0	40	2	112	4
L1	71	9	0	2	82	4
L2	69	9	0	4	82	4
<b>SUB TOTAL</b>	<b>210</b>	<b>18</b>	<b>40</b>	<b>8</b>	<b>276</b>	<b>12</b>

REQUIRED PARKING (PER STATE DENSITY BONUS LAW)		PROVIDED
STUDIOS (1 STALL PER UNIT)	63 * 1.0 = 63	
1-BR UNITS (1 STALL PER UNIT)	82 * 1.0 = 82	
2-BR UNITS (1.5 STALL PER UNIT)	48 * 1.5 = 72	
<b>TOTAL REQUIRED RESIDENT PARKING</b>	<b>217</b>	<b>253</b>

REQUIRED RETAIL PARKING (PER OZO 3103/1231/1232)		PROVIDED
(1435 SF ASSUMED RESTAURANTS * 65% ASSUMED SEATING AREA) / 50 SF = 18.7		
886 SF ASSUMED RETAIL SALES / 200 SF = 4.4		
<b>TOTAL REQUIRED RETAIL PARKING</b>	<b>23</b>	<b>23</b>

TOTAL REQUIRED PARKING	PROVIDED
240	276

REQUIRED RESIDENTIAL EV PARKING		PROVIDED
WITH RECEPTACLES: 40% OF ASSIGNED SPACES (276-23) x 0.4 = 101		101
WITH EV CHARGERS: 10% OF TOTAL PARKING 276 x 0.1 = 28		28

REQUIRED NON-RESIDENTIAL EV PARKING		PROVIDED
4	4	

**BLOCK 20 - PARKING COUNT**

LEVEL	STANDARD	COMPACT	TANDEM	ACCESSIBLE	TOTAL	MOTORCYCLE
B1	68	0	44	1	113	4
L1	71	9	0	2	82	4
L2	71	14	0	4	89	5
<b>SUB TOTAL</b>	<b>210</b>	<b>23</b>	<b>44</b>	<b>7</b>	<b>284</b>	<b>13</b>

REQUIRED RESIDENT PARKING (PER OZO 3032)		PROVIDED
STUDIOS (1 STALL PER UNIT)	67 * 1.0 = 67	
1-BR UNITS (1 STALL PER UNIT)	66 * 1.0 = 66	
2-BR UNITS (1.5 STALL PER UNIT)	47 * 1.5 = 70.5	
<b>TOTAL REQUIRED RESIDENT PARKING</b>	<b>203.5 (204)</b>	<b>248</b>

REQUIRED RETAIL PARKING (PER OZO 3103/1231/1232)		PROVIDED
(527 SF + 1727 SF ASSUMED RESTAURANTS) * 65% ASSUMED SEATING AREA / 50 SF = 29.3		
(973 SF + 410 SF ASSUMED RETAIL SALES) / 200 SF = 6.9		
<b>TOTAL REQUIRED RETAIL PARKING</b>	<b>36</b>	<b>36</b>

TOTAL REQUIRED PARKING	PROVIDED
240	284

REQUIRED RESIDENTIAL EV PARKING		PROVIDED
WITH RECEPTACLES: 40% OF ASSIGNED SPACES (284-36) x 0.4 = 99		99
WITH EV CHARGERS: 10% OF TOTAL PARKING 284 x 0.1 = 28		28

REQUIRED NON-RESIDENTIAL EV PARKING		PROVIDED
8	8	





BLOCK 20 - GROSS FLOOR AREA - COMMERCIAL		
LEVEL	USE	AREA (SF)
LEVEL 1	COMMERCIAL	5813 SF
LEVEL 1	OUTDOOR COMMERCIAL	1345 SF
LEVEL 2	COMMERCIAL	2382 SF
TOTAL COMMERCIAL		9540 SF

BLOCK 20 - GROSS FLOOR AREA - RESIDENTIAL		
LEVEL	USE	AREA (SF)
LEVEL B1	RESIDENTIAL	1556 SF
LEVEL 1	RESIDENTIAL	3281 SF
LEVEL 2	RESIDENTIAL	1112 SF
LEVEL 3	RESIDENTIAL	32298 SF
LEVEL 4	RESIDENTIAL	31725 SF
LEVEL 5	RESIDENTIAL	31725 SF
LEVEL 6	RESIDENTIAL	31725 SF
LEVEL 7	RESIDENTIAL	31725 SF
LEVEL 8	RESIDENTIAL	497 SF
TOTAL RESIDENTIAL		165644 SF

BLOCK 20 - PRIVATE OUTDOOR SPACE		
LEVEL	USE	AREA (SF)
LEVEL 3	PRIVATE BALCONY	2729 SF
LEVEL 4	PRIVATE BALCONY	3062 SF
LEVEL 5	PRIVATE BALCONY	3062 SF
LEVEL 6	PRIVATE BALCONY	3062 SF
LEVEL 7	PRIVATE BALCONY	2792 SF
TOTAL PRIVATE SPACE		14707 SF

BLOCK 20 - PUBLIC OUTDOOR SPACE		
LEVEL	USE	AREA (SF)
LEVEL 3	OUTDOOR SPACE	6940 SF
LEVEL 7	OUTDOOR SPACE	229 SF
LEVEL 8	OUTDOOR SPACE	3773 SF
TOTAL PUBLIC SPACE		10941 SF

BLOCK 20 - GROSS FLOOR AREA - SERVICE		
LEVEL	USE	AREA (SF)
LEVEL B1	SERVICE	1653 SF
LEVEL 1	SERVICE	1120 SF
TOTAL RESIDENTIAL		2773 SF

GENERAL NOTE: PARKING NOT INCLUDED IN GROSS FLOOR AREA TABULATION PER OCEANSIDE ZONING ORDINANCE

### GROSS AREA BUILDING

- COMMERCIAL
- OUTDOOR COMMERCIAL
- RESIDENTIAL
- PRIVATE BALCONY
- PARKING
- SERVICE



1  
20-A106.1 1/32" = 1'-0"

**BLOCK 20 - LEVEL 8 AREA PLAN**

BLOCK 5 - UNIT MATRIX				
Market Rate Units	Unit Size	No. of Units	% of Units	MSF
<b>Studio</b>				
S1	544	5	2.6%	2720
S2	544	5	2.6%	2720
S3	544	2	1.0%	1088
S4	611	12	6.2%	7332
S5	642	5	2.6%	3210
S6	634	10	5.2%	6340
S7	556	10	5.2%	5560
S8	697	5	2.6%	3485
S9	644	1	0.5%	644
S10	734	1	0.5%	734
<b>Studio Total/Avg</b>	<b>605</b>	<b>56</b>	<b>29.6%</b>	<b>35,983</b>
<b>1/1</b>				
1A	966	6	3.1%	5,796
1B	960	6	3.1%	5,760
1C	837	5	2.6%	4,185
1D	775	12	6.2%	9,300
1E	750	3	1.6%	2,250
1F	677	8	4.1%	5,416
1G	745	6	3.1%	4,470
1H	766	6	3.1%	4,596
1J	573	12	6.2%	6,876
1K	753	10	5.2%	7,530
1L	725	1	0.5%	725
<b>1/1 Total/Avg</b>	<b>757</b>	<b>74</b>	<b>38.8%</b>	<b>55,959</b>
<b>2/2</b>				
2A	1,076	6	3.1%	6,456
2B	1,105	5	2.6%	5,525
2C	1,186	11	5.7%	13,046
2D	1,109	5	2.6%	5,545
2E	1,108	5	2.6%	5,540
2F	1,108	8	4.1%	8,864
2G	1,402	0	0.0%	0
<b>2/2 Total/Avg</b>	<b>1,224</b>	<b>40</b>	<b>20.7%</b>	<b>44,976</b>
<b>TH</b>				
TH	1,369	3	1.6%	4,107
<b>TH Total/Avg</b>	<b>1,369</b>	<b>3</b>	<b>1.6%</b>	<b>4,107</b>
<b>Market Rate Total/Avg</b>	<b>605</b>	<b>173</b>	<b>89.6%</b>	<b>138,985</b>

AFFORDABLE UNITS				
Unit Size	No. of Units	% of Units	MSF	
<b>Studio</b>				
S1	544	1	0.5%	544
S2	544	1	0.5%	544
S3	544	3	1.6%	1632
S7	556	2	1.0%	1112
<b>Studio Total/Avg</b>	<b>546</b>	<b>7</b>	<b>3.6%</b>	<b>3,822</b>
<b>1/1</b>				
1E	750	3	1.6%	2,250
1F	677	4	2.1%	2,708
1G	745	0	0.0%	0
1L	725	1	0.5%	725
<b>1/1 Total/Avg</b>	<b>730</b>	<b>8</b>	<b>4.2%</b>	<b>5,683</b>
<b>2/2</b>				
2D	1,109	1	0.5%	1,109
2F	1,108	3	1.6%	3,324
2G	1,402	1	0.5%	1,402
<b>2/2 Total/Avg</b>	<b>1,207</b>	<b>5</b>	<b>2.6%</b>	<b>5,835</b>
<b>Affordable Total/Avg</b>	<b>737</b>	<b>20</b>	<b>10.4%</b>	<b>15,340</b>

PROJECT TOTAL				
Unit Size	No. of Units	% of Units	MSF	
<b>Studio</b>				
S1	544	0	3.1%	2720
S2	544	6	3.1%	3054
S3	544	5	2.6%	2720
S4	611	12	6.2%	7332
S5	642	5	2.6%	3210
S6	634	10	5.2%	6340
S7	556	12	6.2%	6672
S8	697	5	2.6%	3485
S9	644	1	0.5%	644
S10	734	1	0.5%	734
<b>Studio Total/Avg</b>	<b>599</b>	<b>63</b>	<b>32.8%</b>	<b>37,223</b>
<b>1/1</b>				
1A	966	6	3.1%	5,796
1B	960	6	3.1%	5,760
1C	837	5	2.6%	4,185
1D	775	12	6.2%	9,300
1E	750	0	0.0%	0
1F	677	12	6.2%	8,124
1G	745	6	3.1%	4,470
1H	766	6	3.1%	4,596
1J	573	12	6.2%	6,876
1K	753	10	5.2%	7,530
1L	725	1	0.5%	725
<b>1/1 Total/Avg</b>	<b>752</b>	<b>82</b>	<b>42.9%</b>	<b>61,682</b>
<b>2/2</b>				
2A	1,076	6	3.1%	6,456
2B	1,105	5	2.6%	5,525
2C	1,186	11	5.7%	13,046
2D	1,109	6	3.1%	6,654
2E	1,108	5	2.6%	5,540
2F	1,108	11	5.7%	12,188
2G	1,402	1	0.5%	1,402
<b>2/2 Total/Avg</b>	<b>1,229</b>	<b>45</b>	<b>23.8%</b>	<b>46,661</b>
<b>TH</b>				
TH	1,369	3	1.6%	4,107
<b>TH Total/Avg</b>	<b>1,369</b>	<b>3</b>	<b>1.6%</b>	<b>4,107</b>
<b>Project Total/Avg</b>	<b>800</b>	<b>193</b>	<b>100.0%</b>	<b>154,325</b>

\* All affordable units exceed the required minimum size of 80% of the project average unit size.

**AVERAGE MARKET RATE UNIT SIZE BY TYPE**

STUDIO: 605 SF  
1-BR: 757 SF  
2-BR: 1,147 SF

**MINIMUM INCLUSIONARY UNIT SIZE = 80% OF AVERAGE MARKET RATE UNIT SIZE BY TYPE**

STUDIO: 605 SF x .8 = 484 SF (MIN.)  
1-BR: 757 SF x .8 = 607 SF (MIN.)  
2-BR: 1,147 SF x .8 = 918 SF (MIN.)

**BLOCK 5 - INCLUSIONARY UNITS**

No.	LEVEL	UNIT No.	UNIT NAME	UNIT AREA: AREA EXCEEDS 80% AVG.
1	LEVEL 3	301	UNIT 1G	745 SF
2	LEVEL 3	304	UNIT 2G	1402 SF
3	LEVEL 3	310	UNIT S2	534 SF
4	LEVEL 3	312	UNIT S1	544 SF
5	LEVEL 3	314	UNIT 2D	1109 SF
6	LEVEL 3	321	UNIT 1F	677 SF
7	LEVEL 3	330	UNIT 1F	677 SF
8	LEVEL 3	306	UNIT 2F	1108 SF
9	LEVEL 4	402	UNIT S3	544 SF
10	LEVEL 4	405	UNIT 2F	1108 SF
11	LEVEL 4	406	UNIT 2F	1108 SF
12	LEVEL 4	407	UNIT 1E	750 SF
13	LEVEL 4	421	UNIT 1F	677 SF
14	LEVEL 4	430	UNIT 1F	677 SF
15	LEVEL 5	502	UNIT S3	544 SF
16	LEVEL 5	507	UNIT 1E	750 SF
17	LEVEL 6	602	UNIT S3	544 SF
18	LEVEL 6	607	UNIT 1E	750 SF
19	LEVEL 7	715	UNIT S7	556 SF
20	LEVEL 7	716	UNIT S7	556 SF

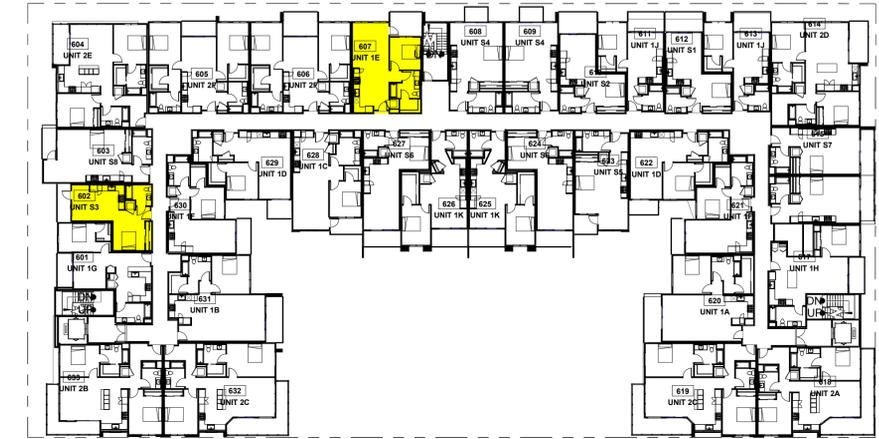
NOTE: UNIT NAME PREFIX IDENTIFIES UNIT TYPE:  
S = STUDIO  
1 = 1-BR  
2 = 2-BR

**INCLUSIONARY UNIT MIX VS. OVERALL UNIT MIX**

	OVERALL	INCLUSIONARY
STUDIO:	63 STUDIOS / 193 TOTAL UNITS = 33%	7 INCLUSIONARY STUDIOS / 20 TOTAL = 35%
1-BR:	82 1-BR / 193 TOTAL UNITS = 42%	8 INCLUSIONARY 1-BR / 20 TOTAL = 40%
2-BR:	48 2-BR UNITS / 193 TOTAL UNITS = 25%	5 INCLUSIONARY 2-BR / 20 TOTAL = 25%



1 BLOCK 5 - L3 FLOOR PLAN  
5-A107 1" = 30'-0"



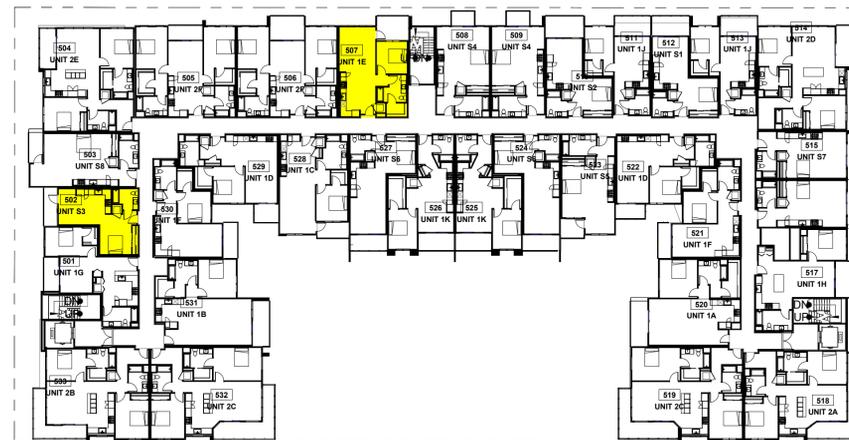
4 BLOCK 5 - L6 FLOOR PLAN  
5-A107 1" = 30'-0"



2 BLOCK 5 - L4 FLOOR PLAN  
5-A107 1" = 30'-0"



5 BLOCK 5 - L7 FLOOR PLAN  
5-A107 1" = 30'-0"



3 BLOCK 5 - L5 FLOOR PLAN  
5-A107 1" = 30'-0"

**INCLUSIONARY UNIT**

BLOCK 20 - UNIT MATRIX				
Market Rate Units	Unit Size	No. of Units	% of Units	MSF
<b>Studio</b>				
S1	555	5	2.8%	2,775
S2	535	12	6.7%	6,420
S3	538	4	2.2%	2,152
S4	630	5	2.8%	3,150
S5	636	5	2.8%	3,180
S6	700	5	2.8%	3,500
S7	545	24	13.3%	13,080
<b>Studio Total/Avg</b>	<b>570</b>	<b>60</b>	<b>33.8%</b>	<b>34,257</b>
<b>1/1</b>				
1A	550	6	3.3%	3,300
1B	732	5	2.8%	3,660
1C	661	4	2.2%	2,644
1D	568	3	1.7%	1,704
1E	603	4	2.2%	2,412
1F	675	8	4.4%	5,400
1G	780	8	4.4%	6,240
1H	741	20	11.1%	14,820
1I	707	1	0.6%	707
<b>1/1 Total/Avg</b>	<b>693</b>	<b>59</b>	<b>32.8%</b>	<b>40,887</b>
<b>2/2</b>				
2A	1,150	5	2.8%	5,750
2B	1,109	5	2.8%	5,545
2C	1,157	5	2.8%	5,785
2D	1,039	5	2.8%	5,195
2E	1,185	4	2.2%	4,740
2F	1,022	4	2.2%	4,088
2G	1,050	7	3.9%	7,350
2H	982	5	2.8%	4,910
<b>2/2 Total/Avg</b>	<b>1,084</b>	<b>40</b>	<b>22.2%</b>	<b>43,963</b>
<b>TH</b>				
TH	1,369	3	1.7%	4,107
<b>TH Total/Avg</b>	<b>1,369</b>	<b>3</b>	<b>1.7%</b>	<b>4,107</b>
<b>Market Rate Total/Avg</b>	<b>757</b>	<b>162</b>	<b>90.0%</b>	<b>122,524</b>

Affordable Units				
Unit Size	No. of Units	% of Units	MSF	
<b>Studio</b>				
S2	535	3	1.7%	1,605
S7	545	4	2.2%	2,180
<b>Studio Total/Avg</b>	<b>541</b>	<b>7</b>	<b>3.9%</b>	<b>3,785</b>
<b>1/1</b>				
1A	550	3	1.7%	1,650
1D	568	2	1.1%	1,136
1E	603	1	0.6%	603
<b>1/1 Total/Avg</b>	<b>545</b>	<b>6</b>	<b>3.3%</b>	<b>3,389</b>
<b>2/2</b>				
2F	1,022	1	0.6%	1,022
2G	1,050	4	2.2%	4,200
<b>2/2 Total/Avg</b>	<b>1,044</b>	<b>5</b>	<b>2.8%</b>	<b>5,222</b>
<b>Affordable Total/Avg</b>	<b>689</b>	<b>18</b>	<b>10.0%</b>	<b>12,336</b>

Project Total				
Unit Size	No. of Units	% of Units	MSF	
<b>Studio</b>				
S1	555	5	2.8%	2,775
S2	535	15	8.3%	8,025
S3	538	4	2.2%	2,152
S4	630	5	2.8%	3,150
S5	636	5	2.8%	3,180
S6	700	5	2.8%	3,500
S7	545	28	15.0%	15,260
<b>Studio Total/Avg</b>	<b>567</b>	<b>67</b>	<b>37.2%</b>	<b>38,002</b>
<b>1/1</b>				
1A	550	9	5.0%	4,950
1B	732	5	2.8%	3,660
1C	661	4	2.2%	2,644
1D	568	5	2.8%	2,840
1E	603	5	2.8%	3,015
1F	675	8	4.4%	5,400
1G	780	8	4.4%	6,240
1H	741	20	11.1%	14,820
1I	707	1	0.6%	707
<b>1/1 Total/Avg</b>	<b>684</b>	<b>62</b>	<b>36.3%</b>	<b>48,276</b>
<b>2/2</b>				
2A	1,150	5	2.8%	5,750
2B	1,109	5	2.8%	5,545
2C	1,157	5	2.8%	5,785
2D	1,039	5	2.8%	5,195
2E	1,185	4	2.2%	4,740
2F	1,022	10	5.6%	10,220
2G	1,050	11	6.1%	11,550
2H	982	0	0%	0
<b>2/2 Total/Avg</b>	<b>1,084</b>	<b>45</b>	<b>25.0%</b>	<b>48,785</b>
<b>TH</b>				
TH	1,369	3	1.7%	4,107
<b>TH Total/Avg</b>	<b>1,369</b>	<b>3</b>	<b>1.7%</b>	<b>4,107</b>
<b>Project Total/Avg</b>	<b>751</b>	<b>180</b>	<b>100.0%</b>	<b>131,170</b>

\* All affordable units exceed the required minimum size of 80% of the project average unit size.

**AVERAGE MARKET RATE UNIT SIZE BY TYPE**

STUDIO: 570 SF  
 1-BR: 693 SF  
 2-BR: 1,108 SF

**MINIMUM INCLUSIONARY UNIT SIZE = 80% OF AVERAGE MARKET RATE UNIT SIZE BY TYPE**

STUDIO: 570 SF x .8 = 456 SF (MIN.)  
 1-BR: 693 SF x .8 = 554 SF (MIN.)  
 2-BR: 1,108 SF x .8 = 886 SF (MIN.)

**BLOCK 20 - INCLUSIONARY...**

No.	LEVEL	UNIT No.	UNIT NAME	UNIT AREA: EXCEEDS 80% OF AVG.
1	LEVEL 3	302	UNIT 1D	568 SF
2	LEVEL 3	303	UNIT S2	535 SF
3	LEVEL 3	305	UNIT 2G	1050 SF
4	LEVEL 3	306	UNIT 2G	1050 SF
5	LEVEL 3	310	UNIT 1A	554 SF
6	LEVEL 3	311	UNIT S2	530 SF
7	LEVEL 3	312	UNIT 1A	554 SF
8	LEVEL 3	313	UNIT S2	530 SF
9	LEVEL 3	314	UNIT 2F	1022 SF
10	LEVEL 3	330	UNIT S7	545 SF
11	LEVEL 4	402	UNIT 1D	568 SF
12	LEVEL 4	405	UNIT 2G	1050 SF
13	LEVEL 4	406	UNIT 2G	1050 SF
14	LEVEL 4	410	UNIT 1A	554 SF
15	LEVEL 4	412	UNIT 1A	554 SF
16	LEVEL 4	430	UNIT S7	545 SF
17	LEVEL 5	530	UNIT S7	545 SF
18	LEVEL 6	630	UNIT S7	545 SF

**NOTE:** UNIT NAME PREFIX IDENTIFIES UNIT TYPE:  
 S = STUDIO  
 1 = 1-BR  
 2 = 2-BR

**INCLUSIONARY UNIT MIX VS. OVERALL UNIT MIX**

	OVERALL	INCLUSIONARY
STUDIO:	67 STUDIOS / 180 TOTAL UNITS = 37%	7 INCLUSIONARY STUDIOS / 18 TOTAL = 39%
1-BR:	66 1-BR / 180 TOTAL UNITS = 37%	6 INCLUSIONARY 1-BR / 18 TOTAL = 33%
2-BR:	47 2-BR UNITS / 180 TOTAL UNITS = 26%	5 INCLUSIONARY 2-BR / 18 TOTAL = 28%



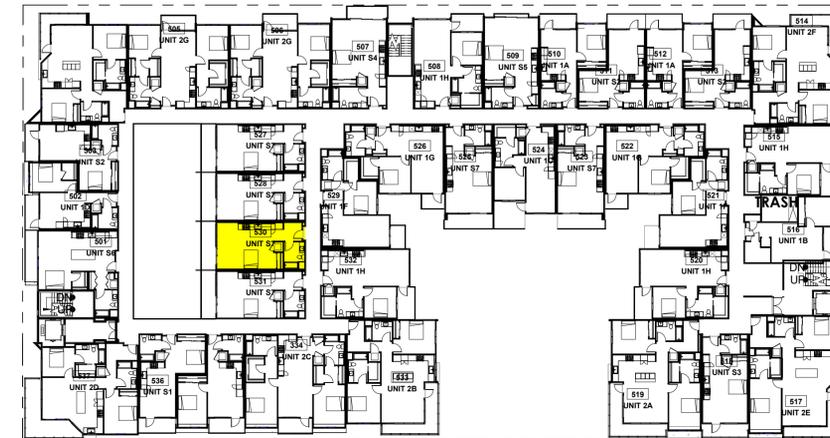
1 BLOCK 20 - L3 FLOOR PLAN

20-A107 1" = 30'-0"



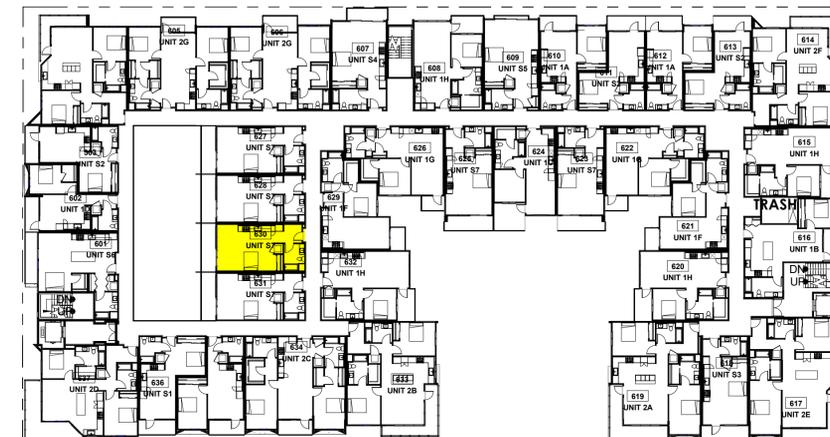
2 BLOCK 20 - L4 FLOOR PLAN

20-A107 1" = 30'-0"



3 BLOCK 20 - L5 FLOOR PLAN

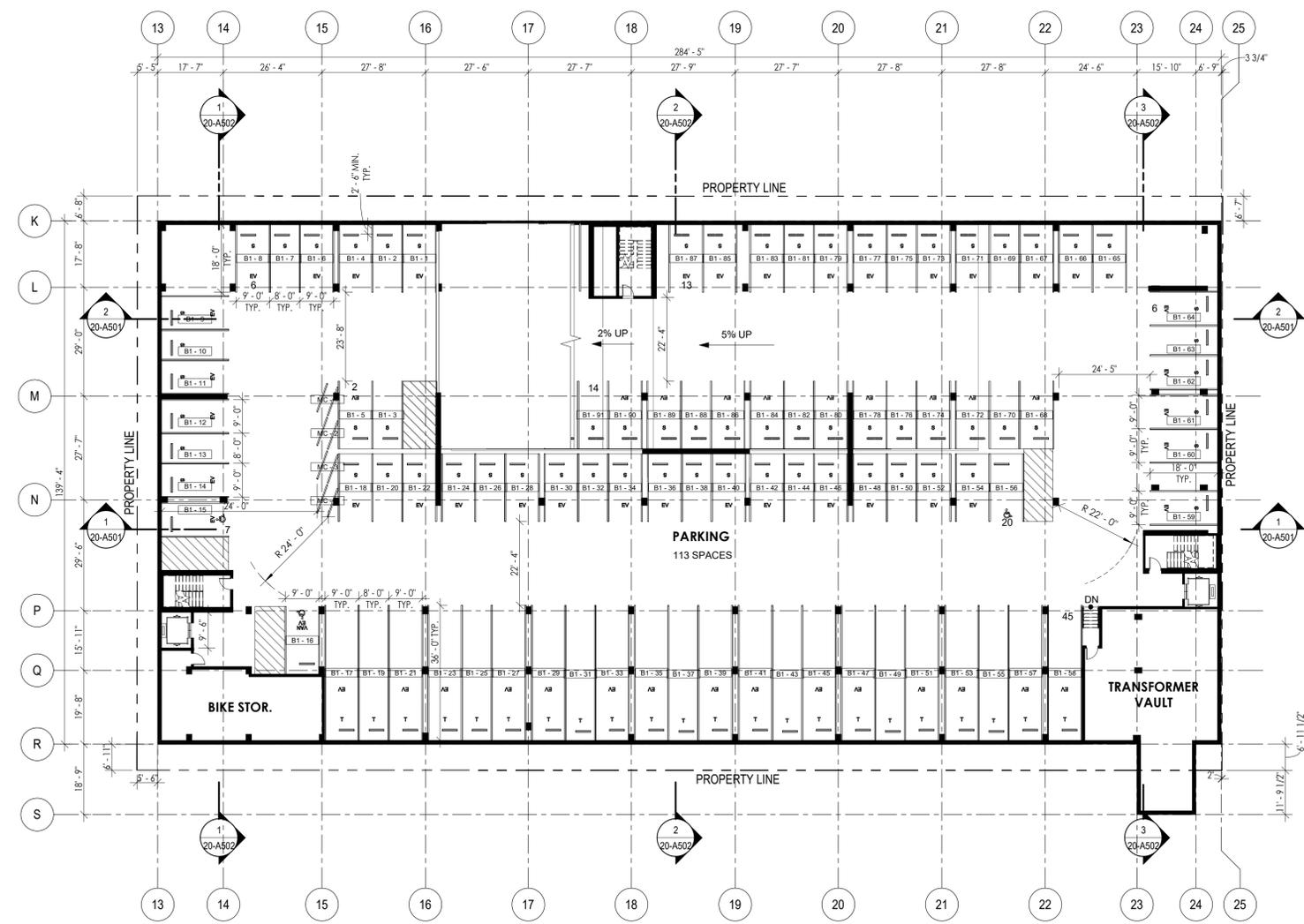
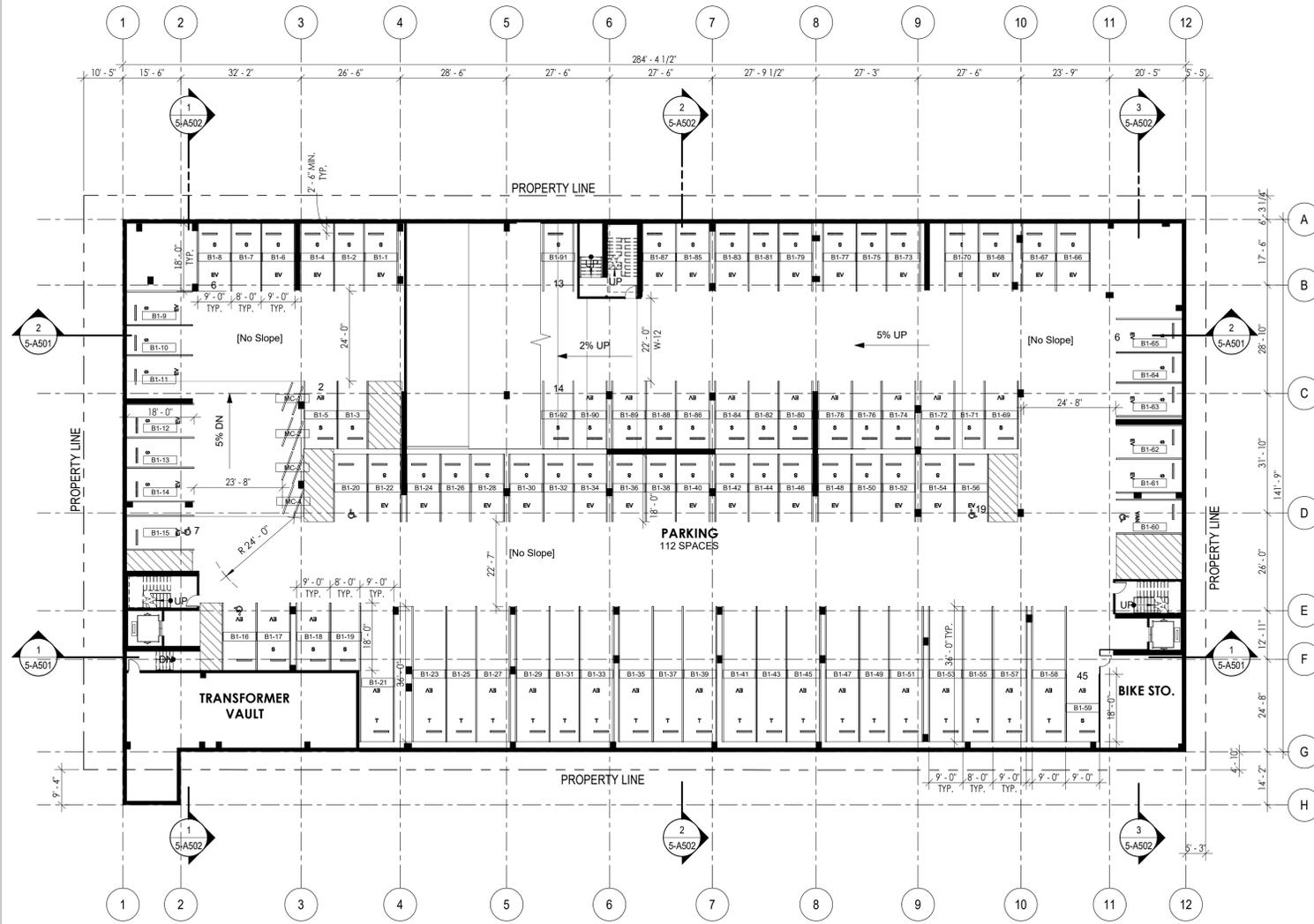
20-A107 1" = 30'-0"



4 BLOCK 20 - L6 FLOOR PLAN

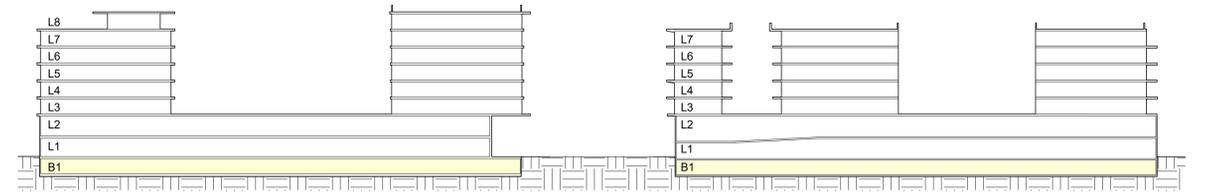
20-A107 1" = 30'-0"

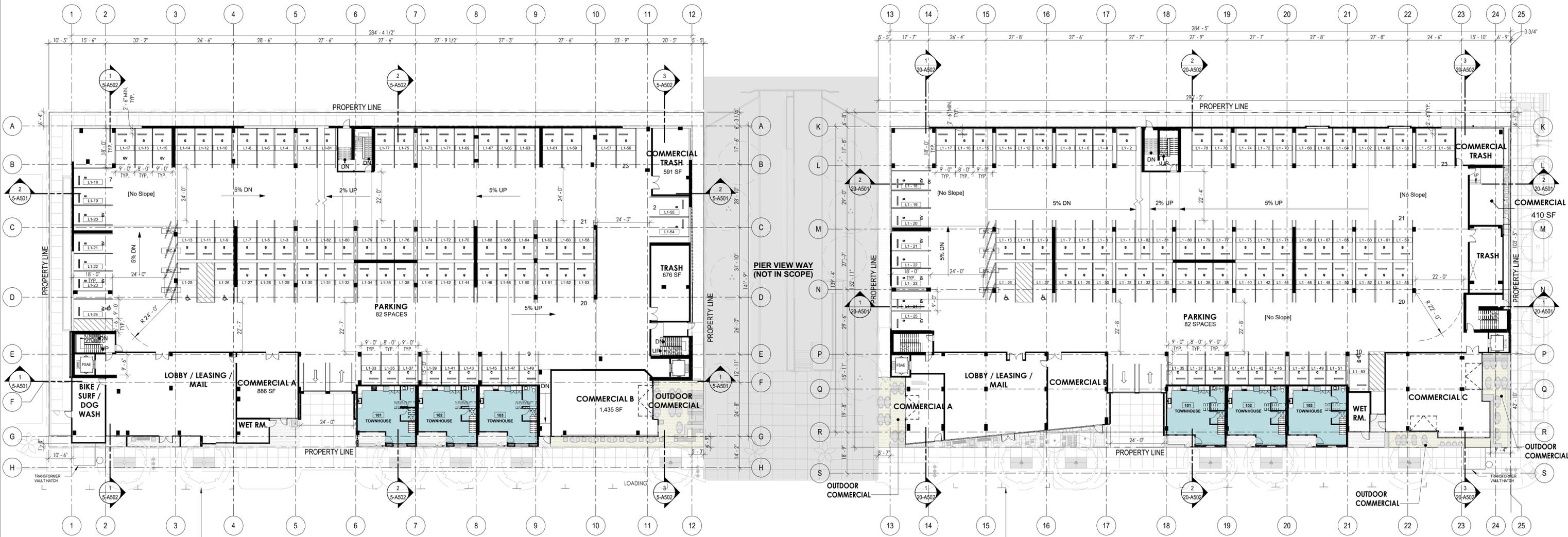
**INCLUSIONARY UNIT**



1 OVERALL B1 FLOOR PLAN  
A201 1" = 20'-0"

SECTION KEY





**1 OVERALL L1 FLOOR PLAN**  
 A202 1" = 20'-0"

BLOCK 5 ONSTREET PARKING:  
 EXISTING: 6 STALLS, 55' LOADING ZONE  
 PROPOSED: 9 STALLS, 25' LOADING ZONE

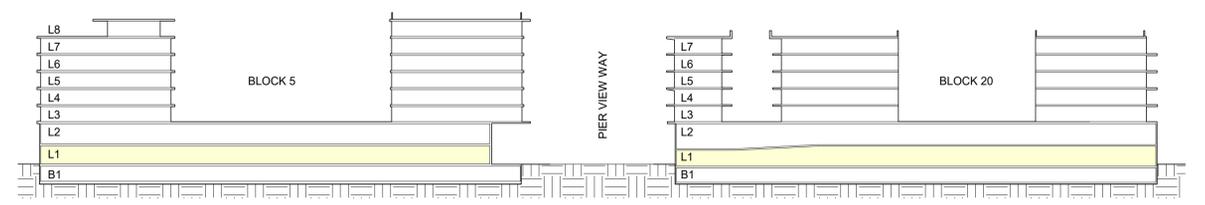
BLOCK 20 ONSTREET PARKING:  
 EXISTING: 7 STALLS  
 PROPOSED: 7 STALLS

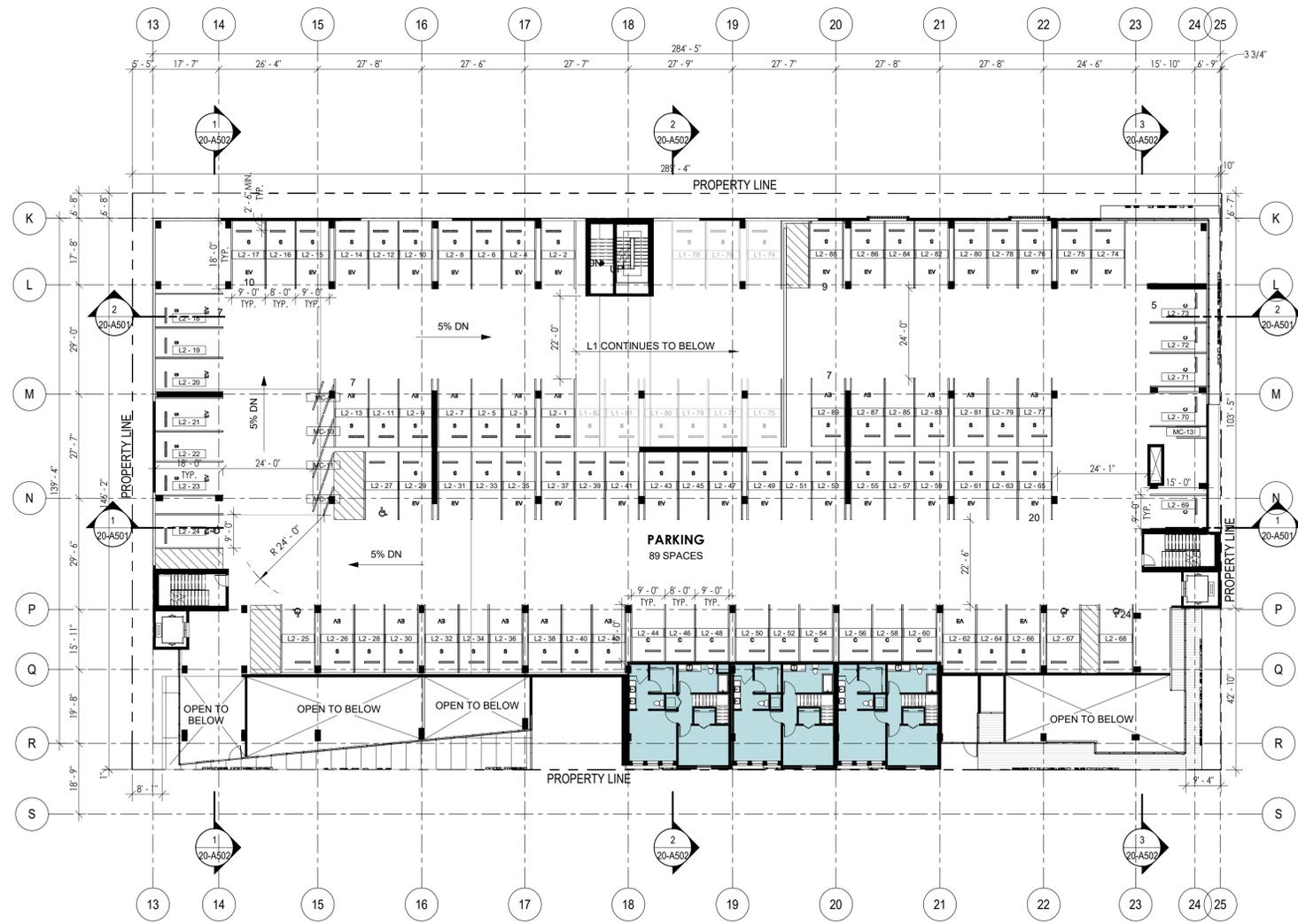
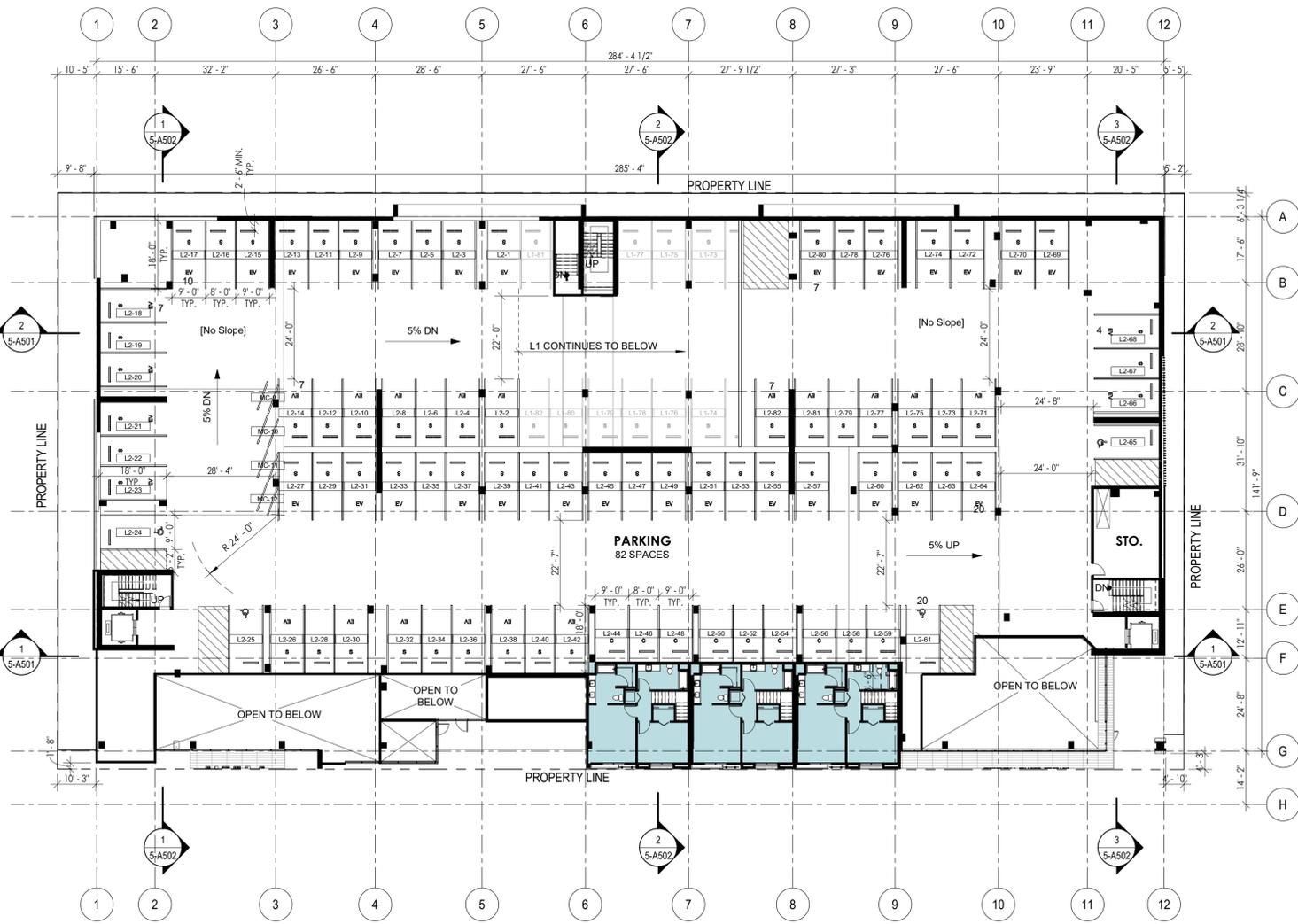
**UNIT TYPE LEGEND**

- STUDIO
- 1BR
- 2BR

NOTE:  
 SEE GROSS FLOOR AREA DIAGRAMS ON SHEETS  
 5-A106 & 20-A106 FOR ADDITIONAL AREAS

**SECTION KEY**



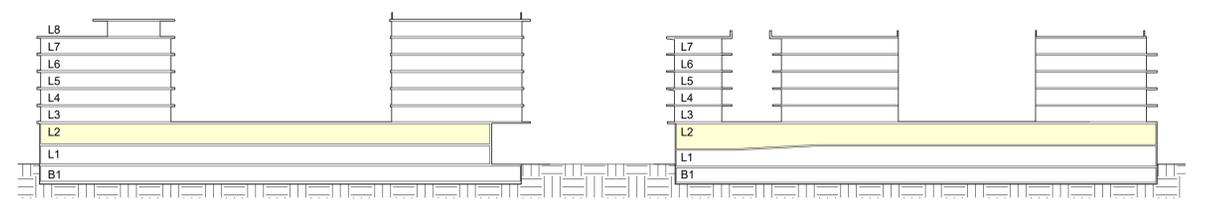


1 OVERALL L2 FLOOR PLAN  
A203 1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY



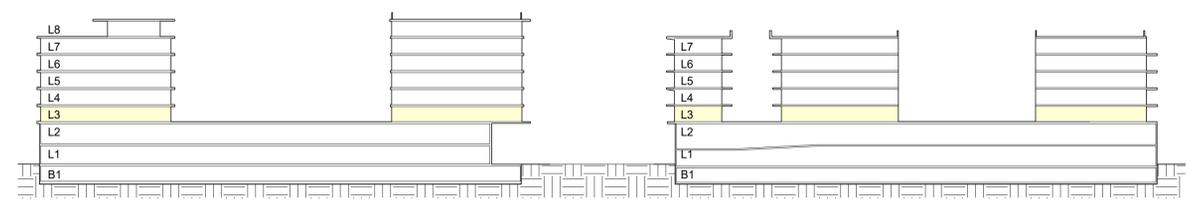


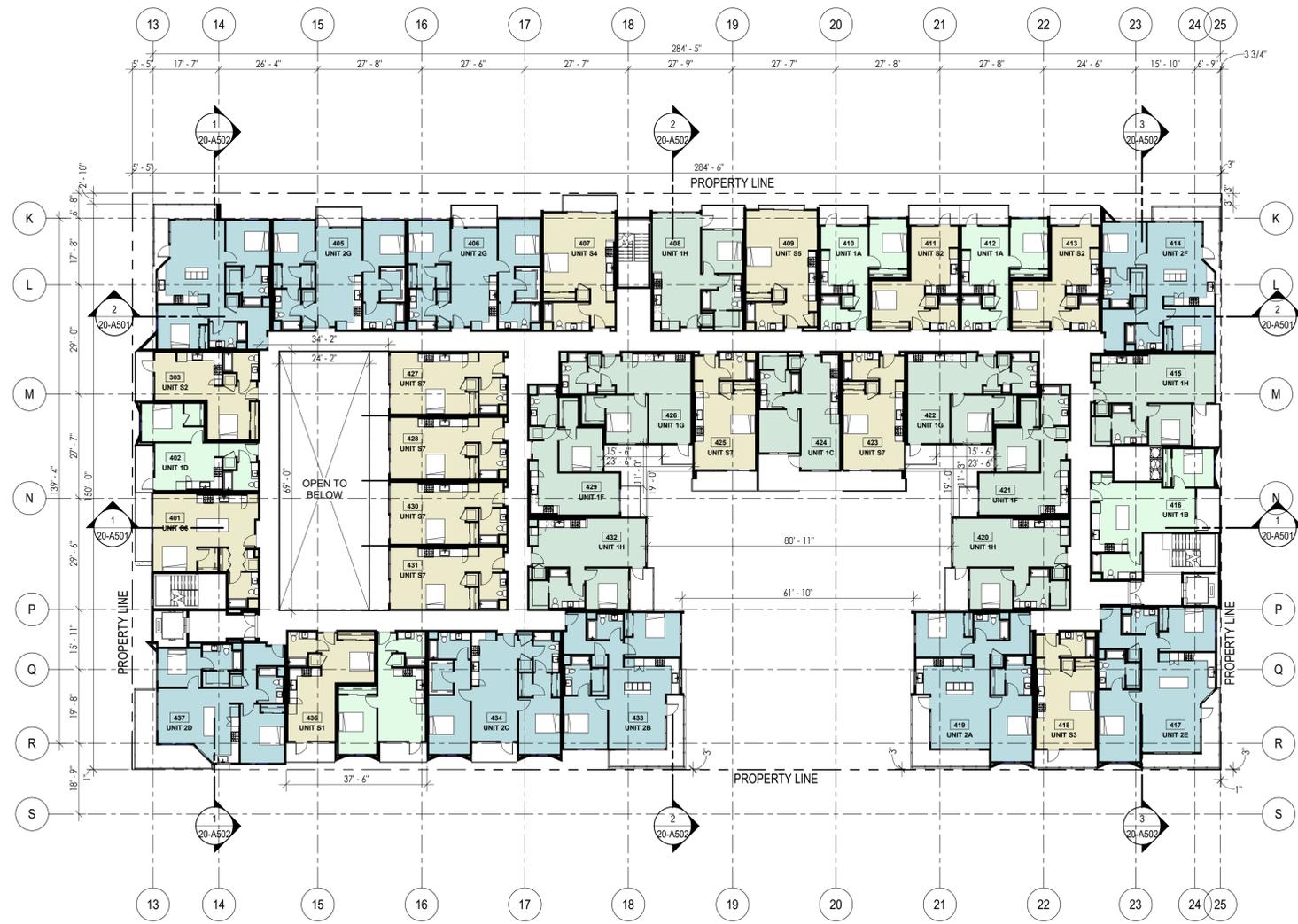
1 OVERALL L3 FLOOR PLAN  
A204 1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY



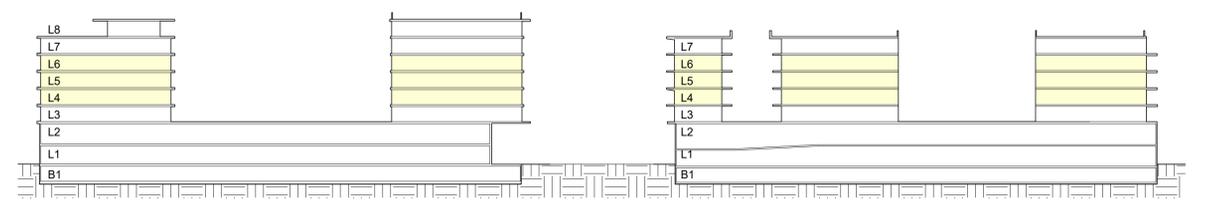


1 OVERALL L4 FLOOR PLAN (L5-6 SIMILAR)  
A205 1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY





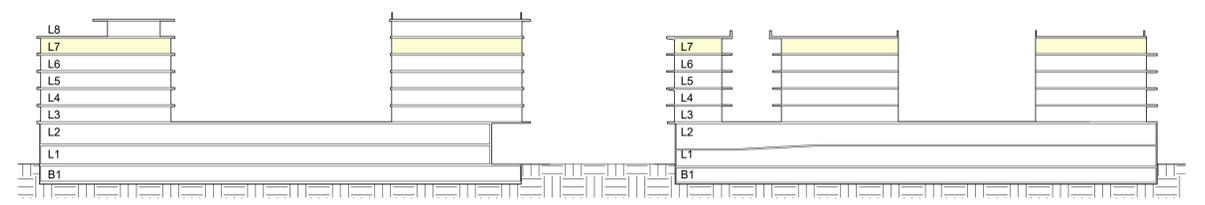
NOTE: L7 AT BLOCK 5 IS SIMILAR TO L4-6.

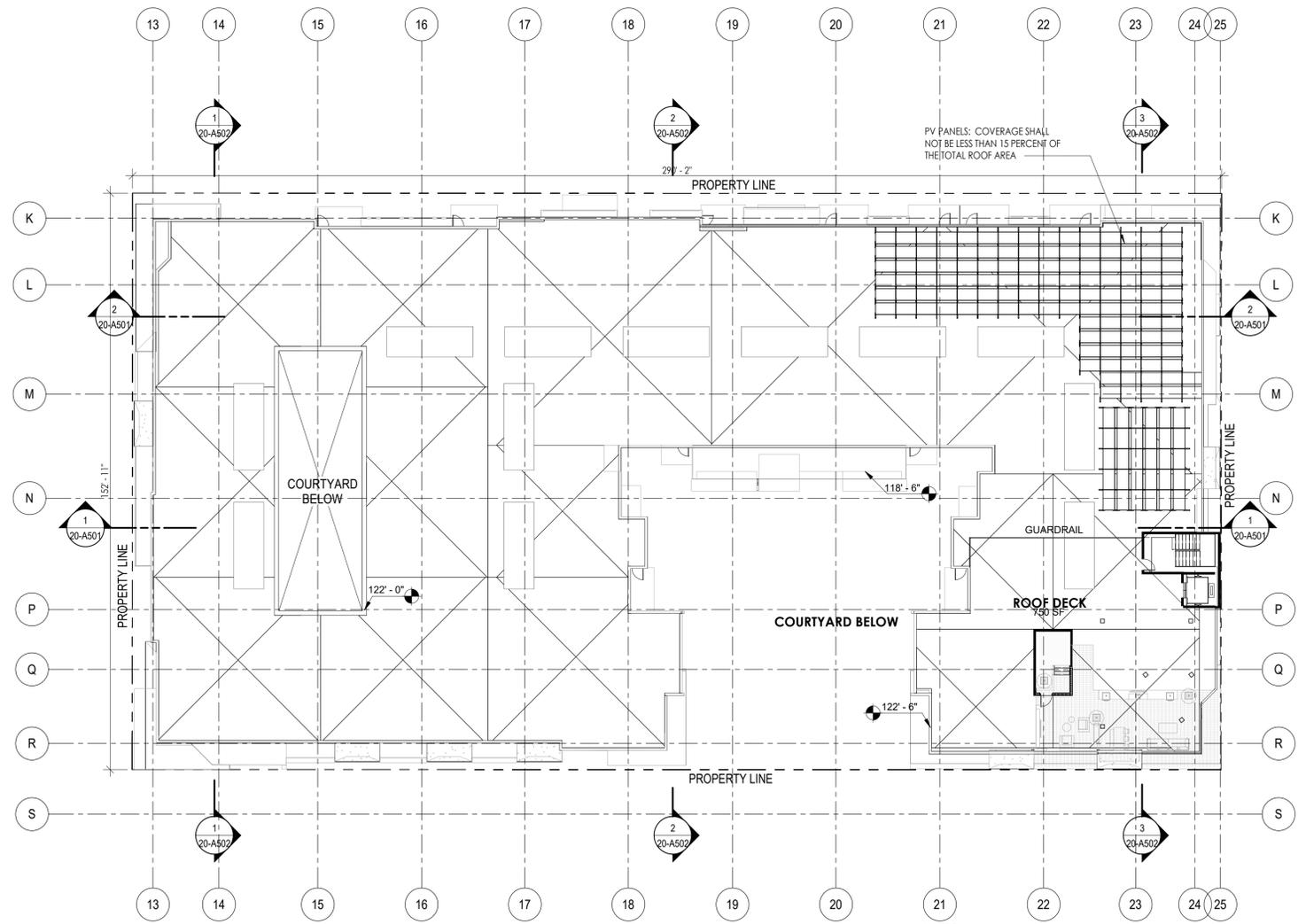
1 OVERALL L7 FLOOR PLAN  
A206 1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY





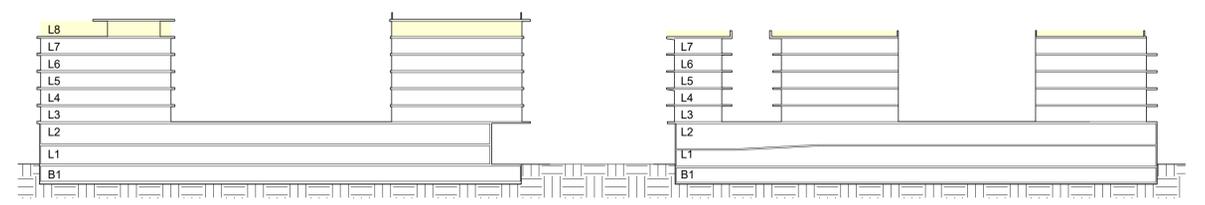
1 OVERALL L8 FLOOR PLAN  
 A207 1" = 20'-0"

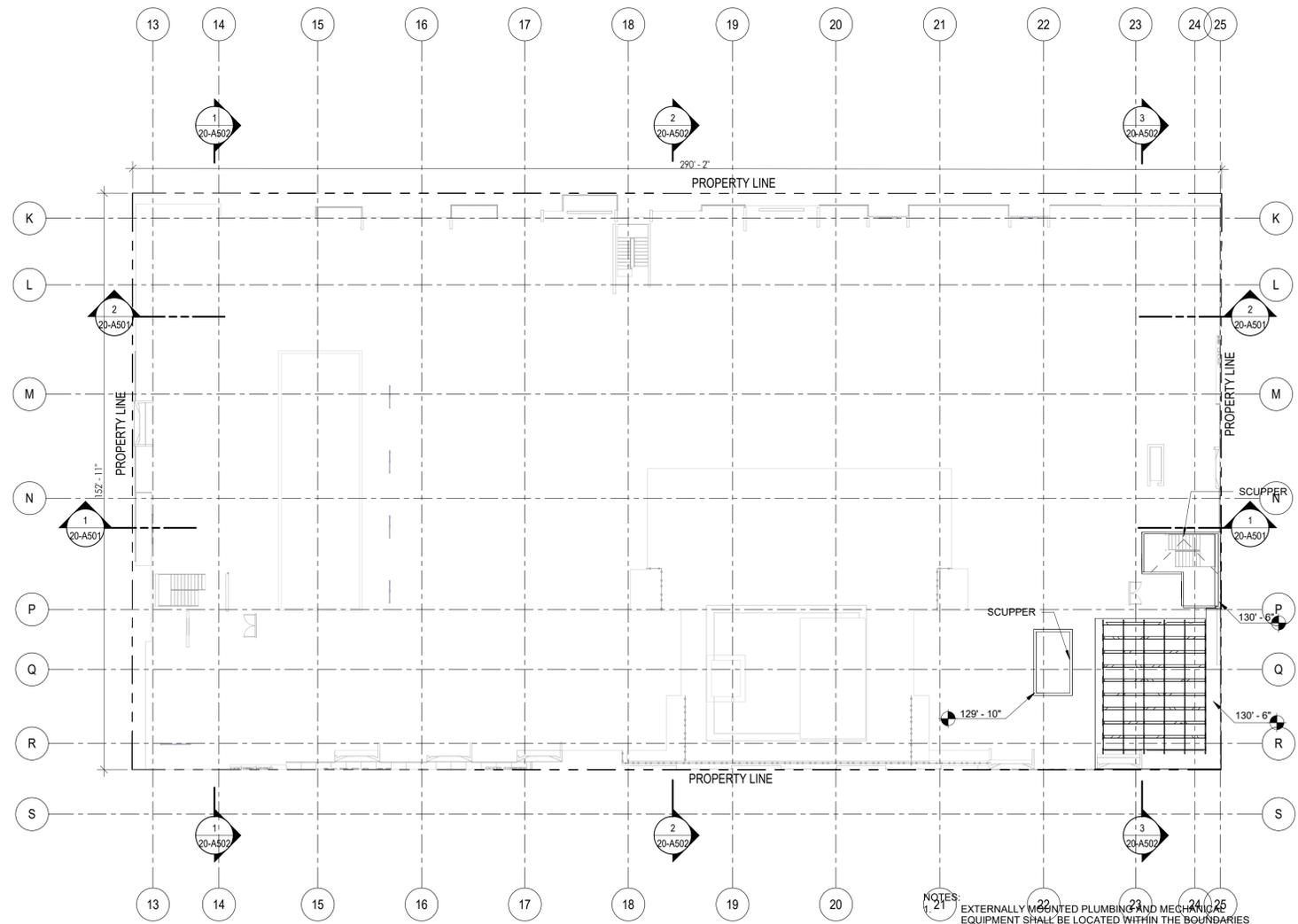
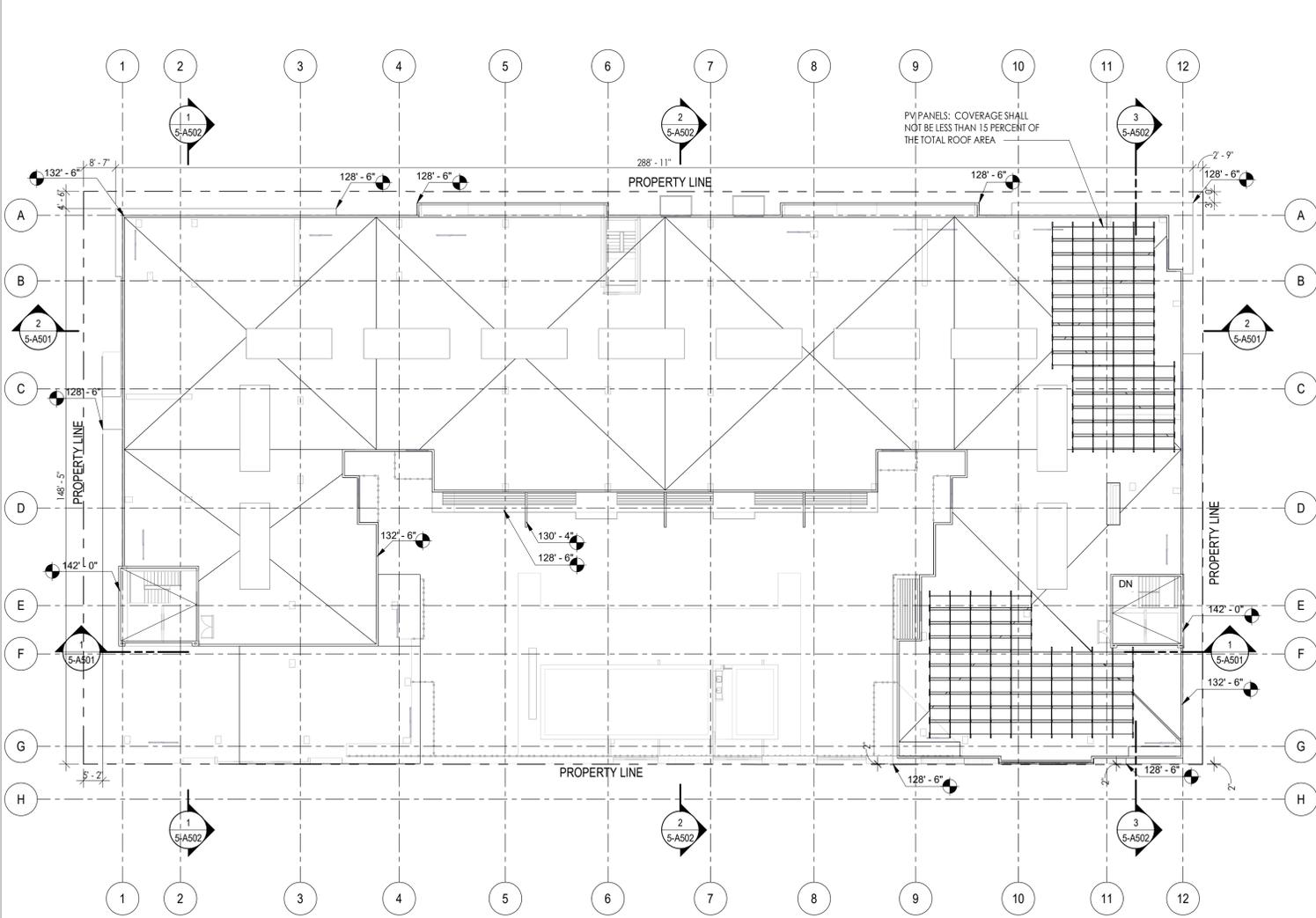
NOTES:  
 1. EXTERNALLY MOUNTED PLUMBING AND MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN THE BOUNDARIES OF PARAPET WALLS.

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY



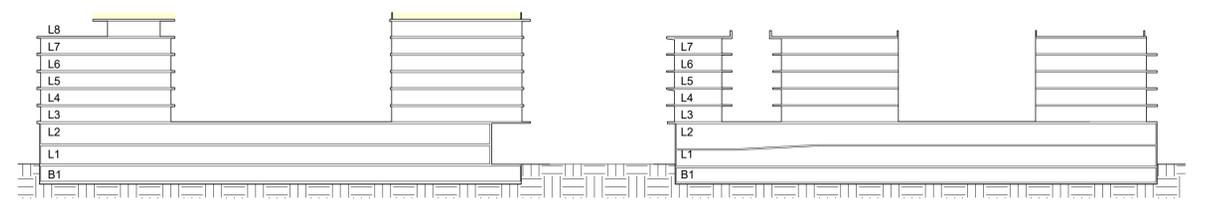


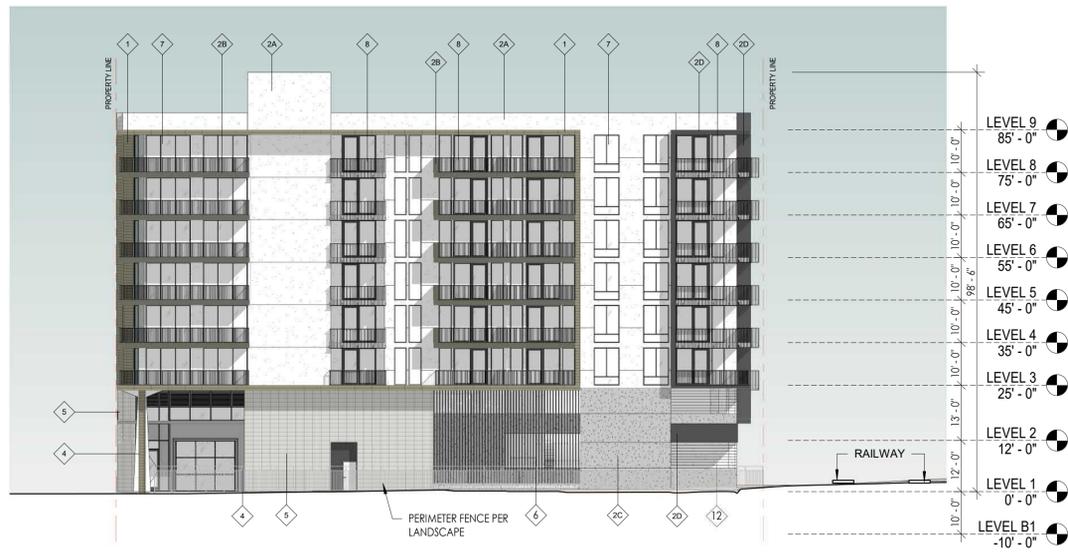
1  
A208  
OVERALL ROOF PLAN  
1" = 20'-0"

UNIT TYPE LEGEND

- STUDIO
- 1BR
- 2BR

SECTION KEY

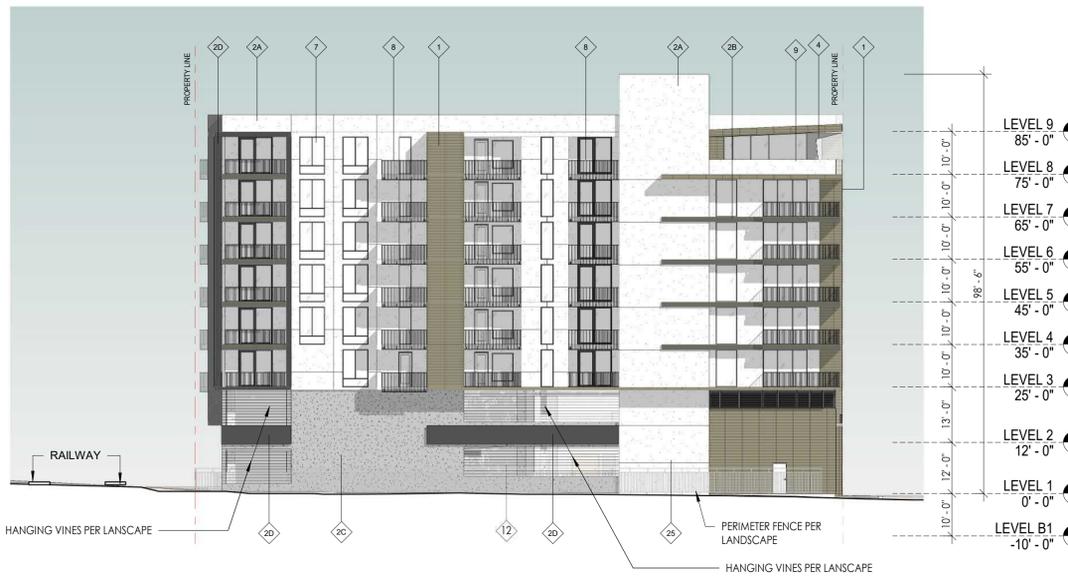




4  
5-A301  
**BLOCK 5 - SOUTH**  
1" = 20'-0"



3  
5-A301  
**BLOCK 5 - EAST**  
1" = 20'-0"



2  
5-A301  
**BLOCK 5 - NORTH**  
1" = 20'-0"

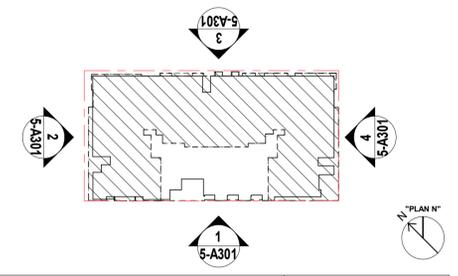


1  
5-A301  
**BLOCK 5 - WEST**  
1" = 20'-0"

**MATERIALS LEGEND**

1	WOOD-LOOK TILE	5	TRAVERTINE-LOOK TILE
2A	STUCCO, COLOR I	6	NOT USED
2B	STUCCO, COLOR II	7	VINYL WINDOW
2C	STUCCO, COLOR III	8	GUARDRAIL
2D	STUCCO, COLOR IV	9	GLASS RAILS
3	NOT USED	10	STOREFRONT
4	METAL PANEL	11	NOT USED
		12	GREENWALL MESH

NOTE: SEE SHEET 5-A302 FOR MATERIAL BOARD



**BLOCK 5 - ELEVATIONS**

PROJECT NAME: **BLOCKS 5 & 20 OCEANSIDE**

SCALE:

**5-A301**

JOB NO: 3601

DATE: 11/18/2024



DALTILE EMERSON WOOD "HICKORY PECAN" (EP05) 8'X48"

1 WOOD LOOK TILE



30/30 SAND OR FINER (TYPICAL)

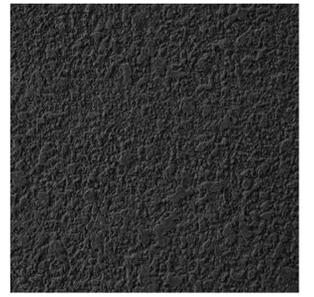
2A STUCCO - COLOR I



2B STUCCO - COLOR II



2C STUCCO - COLOR III



3 STUCCO - COLOR IV



PPG "DOVE GRAY" (24)

4 MTL PANEL



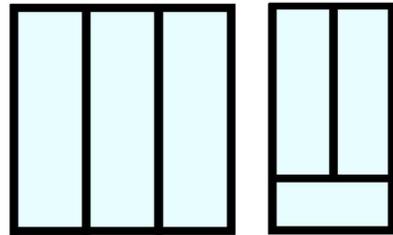
VEIN CUT SILVER TRAVERTINE-  
LOOK PORCELAIN TILE  
PAN AMERICAN CERAMICS  
"TIPOS SILVER" OR SIMILAR  
12'X24"

5 LARGE FORMAT PORCELAIN TILE



1 1/2" ALUMINUM BATTENS AT 8" ON CENTER  
FACTORY KYNAR 500 IN CHARCOAL GRAY

6 ALUMINUM BATTEN SCREEN



7 VINYL WINDOW



8 GUARDRAIL



9 GLASS RAILS



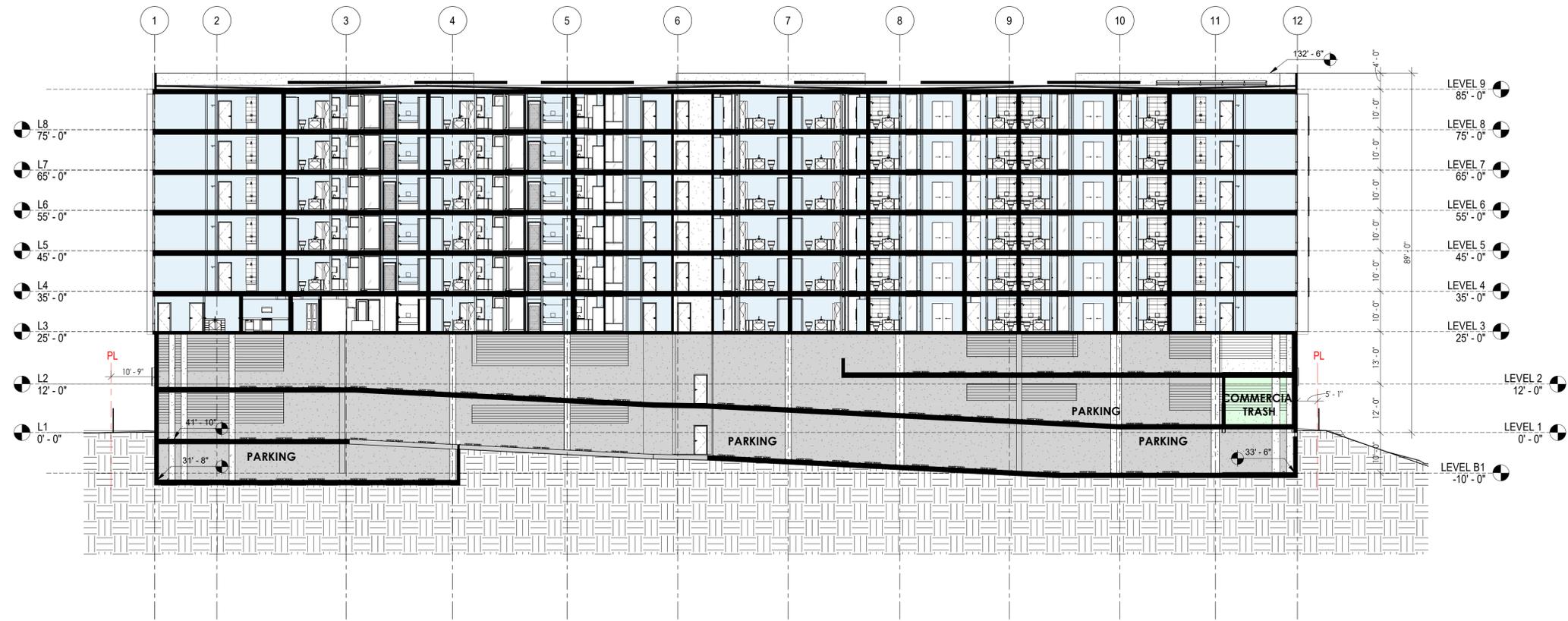
ARCADIA OFFSET GLAZED SYSTEM  
OR SIMILAR  
24'-0" MAX VERTICAL SPAN WITHOUT  
STRUCTURAL STEEL REINFORCEMENT

10 STOREFRONT

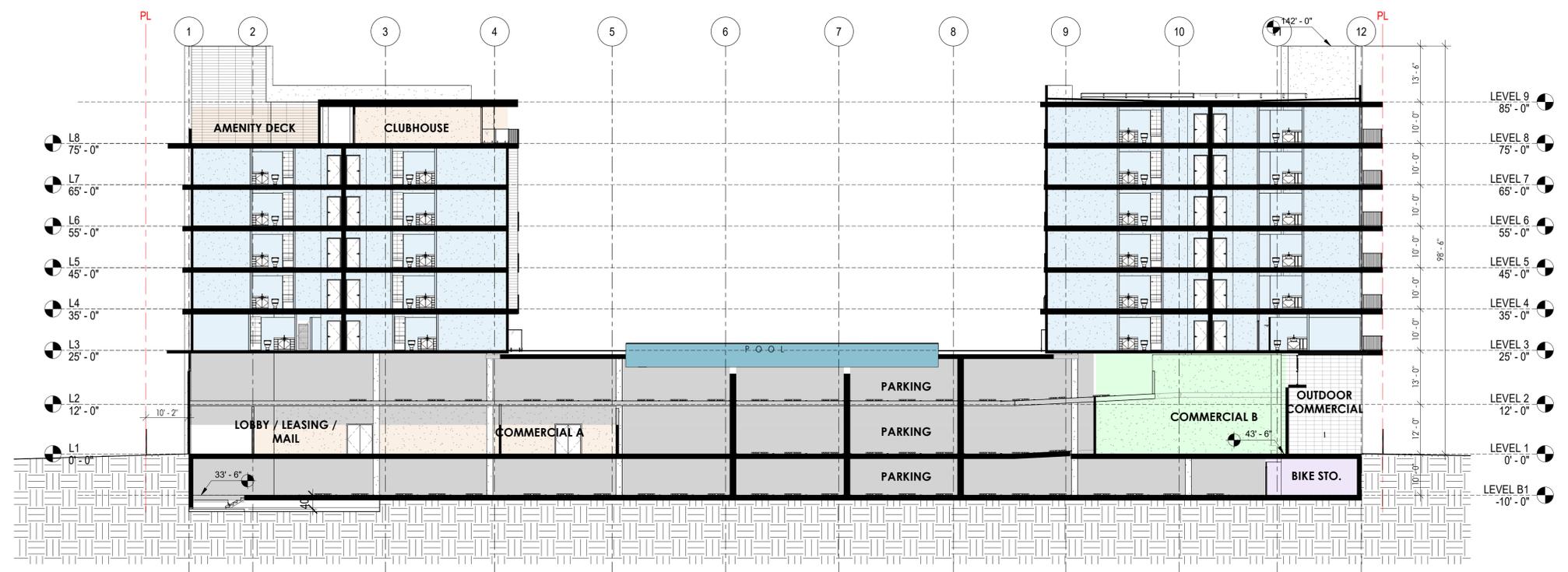


12 GREENWALL MESH

NOTE:  
ALL PRODUCT SPECIFICATIONS SUBJECT TO  
MATERIAL AVAILABILITY



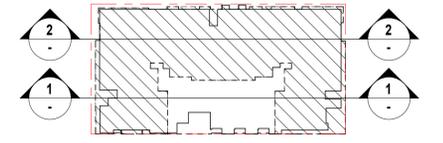
2  
5-A501  
BLOCK 5 - BLDG SECTION B  
1/16" = 1'-0"

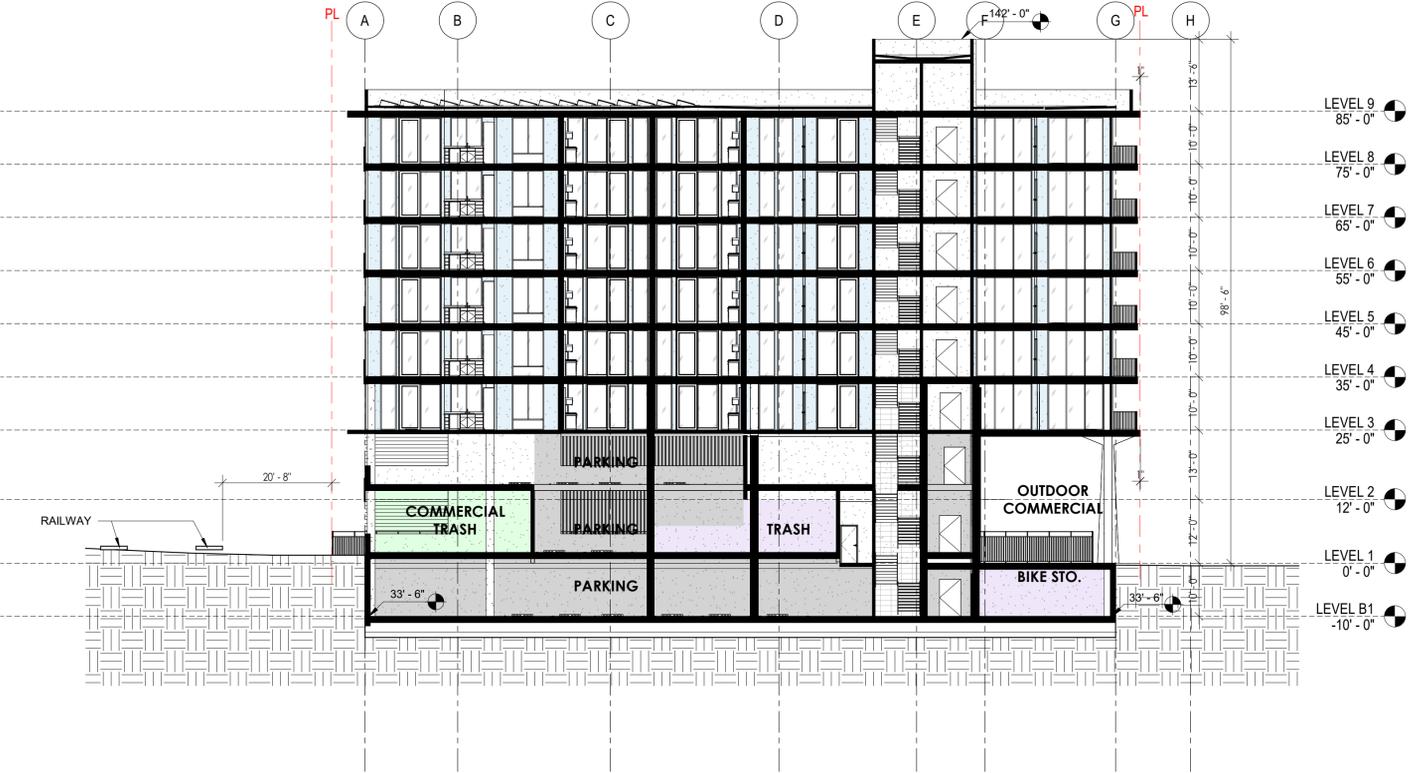


1  
5-A501  
BLOCK 5 - BLDG SECTION A  
1/16" = 1'-0"

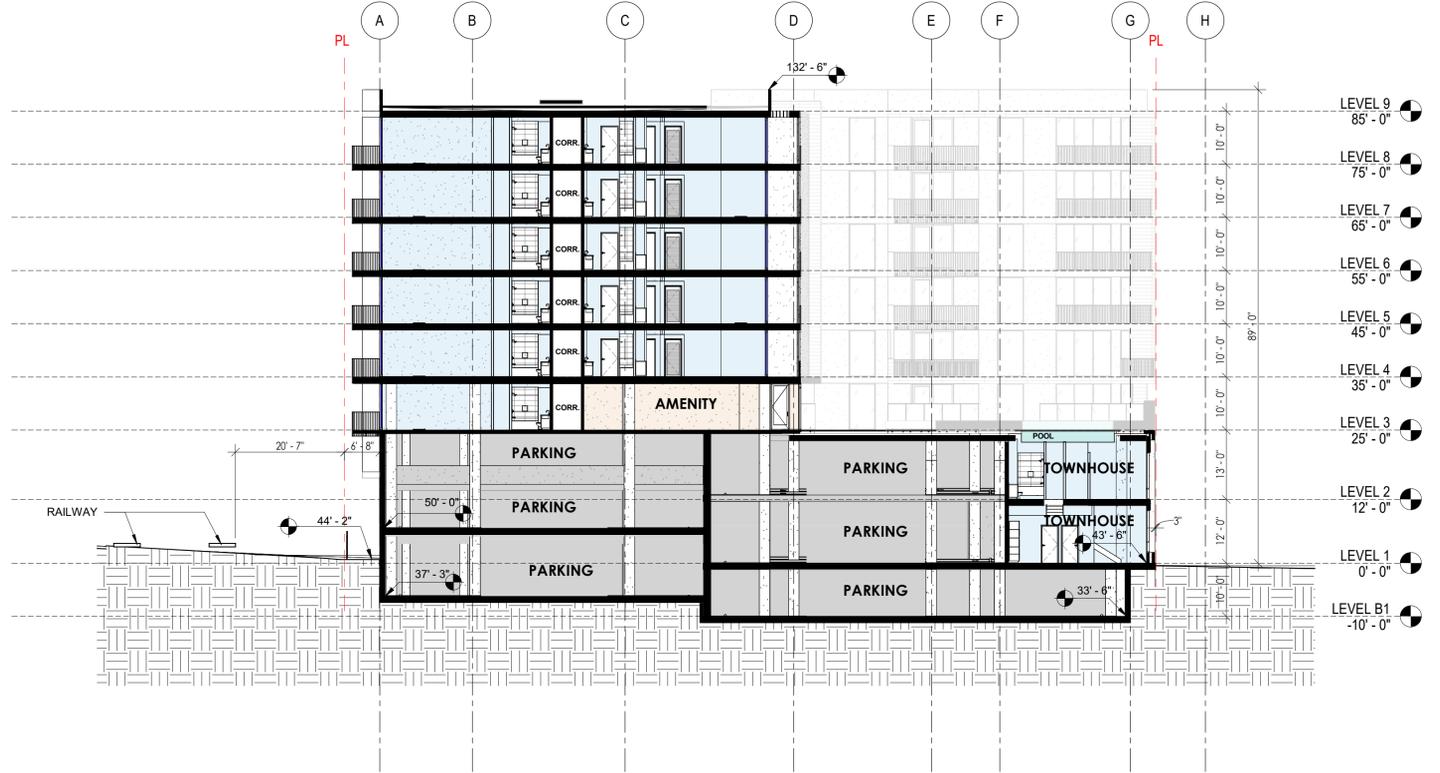
SECTION LEGEND

- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING

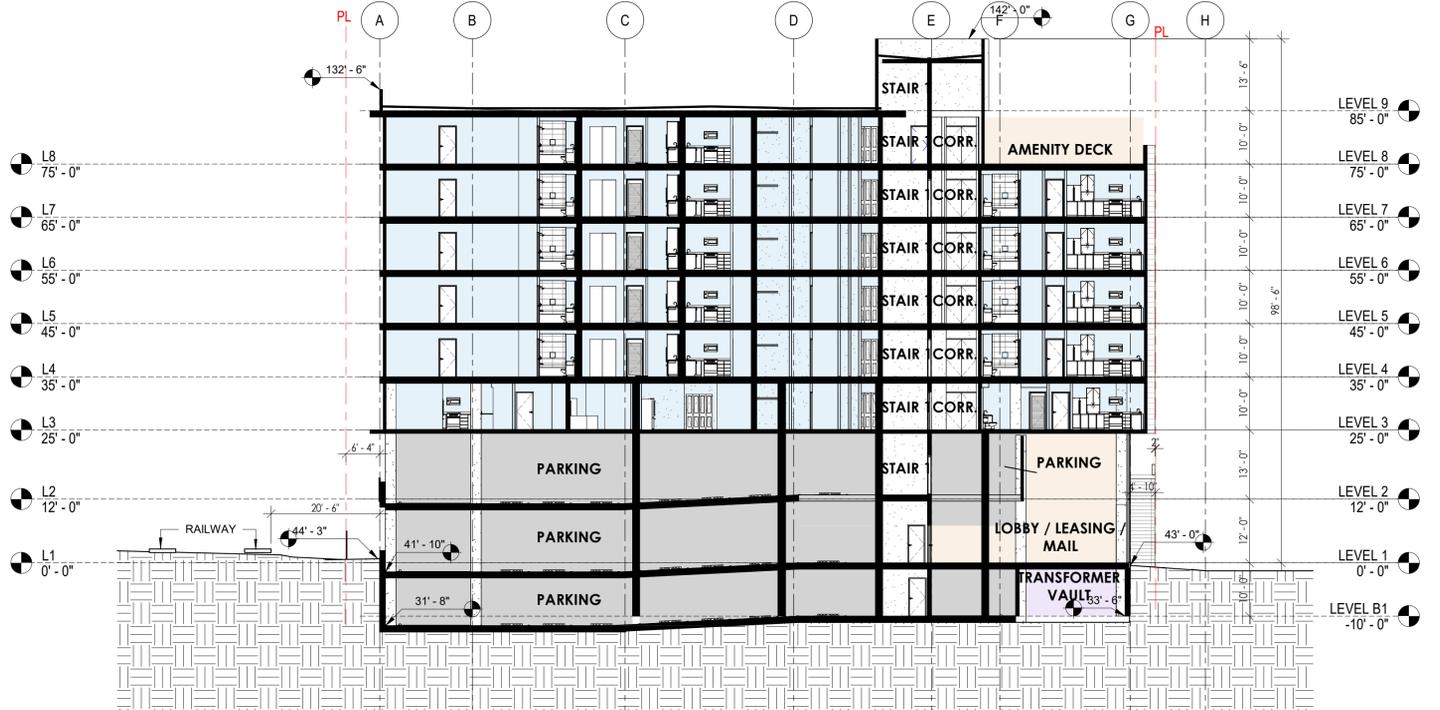




3 BLOCK 5 - BLDG SECTION E  
5-A502 1/16" = 1'-0"



2 BLOCK 5 - BLDG SECTION D  
5-A502 1/16" = 1'-0"



1 BLOCK 5 - BLDG SECTION C  
5-A502 1/16" = 1'-0"

**SECTION LEGEND**

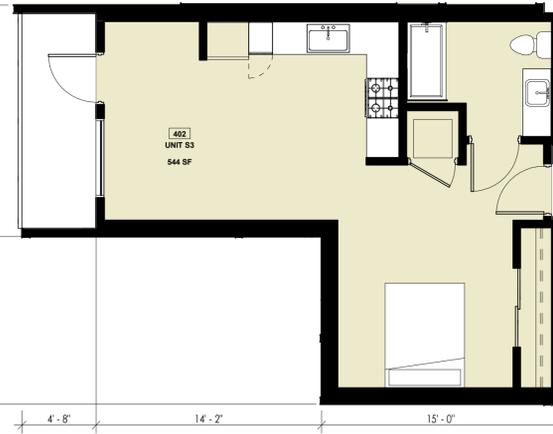
- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING



1 BLOCK 5 - UNIT S1  
5-A701 3/16" = 1'-0"



2 BLOCK 5 - UNIT S2  
5-A701 3/16" = 1'-0"



3 BLOCK 5 - UNIT S3  
5-A701 3/16" = 1'-0"



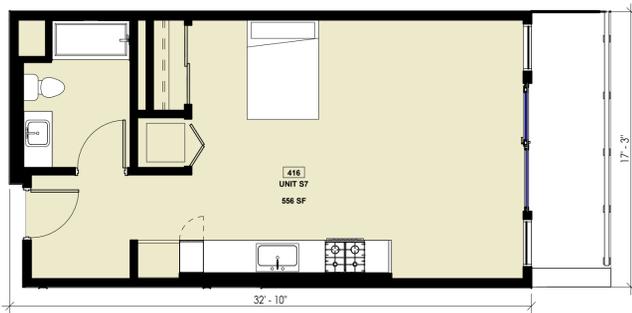
4 BLOCK 5 - UNIT S4  
5-A701 3/16" = 1'-0"



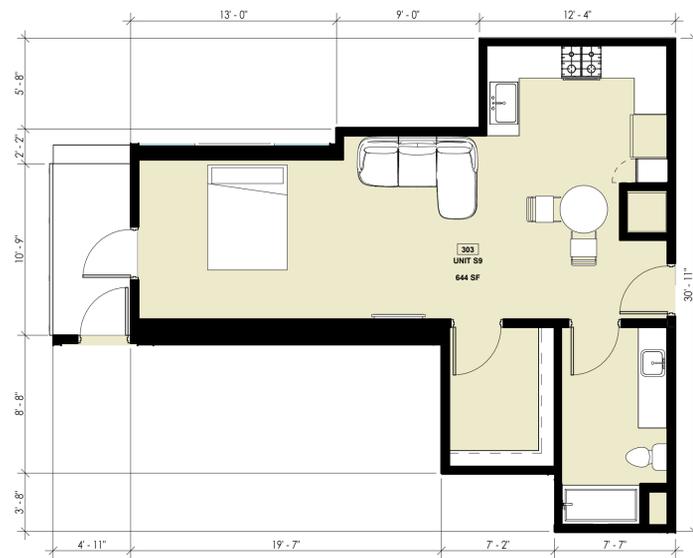
5 BLOCK 5 - UNIT S5  
5-A701 3/16" = 1'-0"



6 BLOCK 5 - UNIT S6  
5-A701 3/16" = 1'-0"



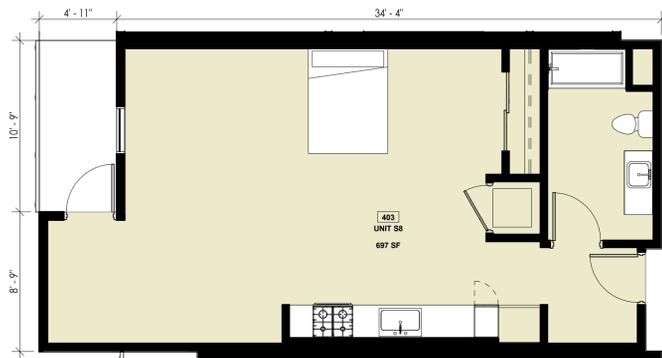
7 BLOCK 5 - UNIT S7  
5-A701 3/16" = 1'-0"



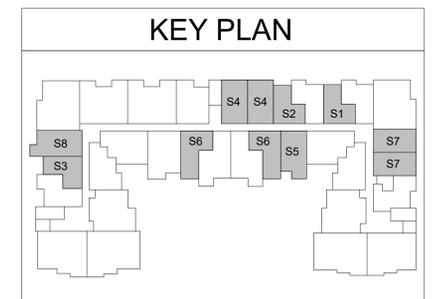
9 BLOCK 5 - UNIT S9  
5-A701 3/16" = 1'-0"

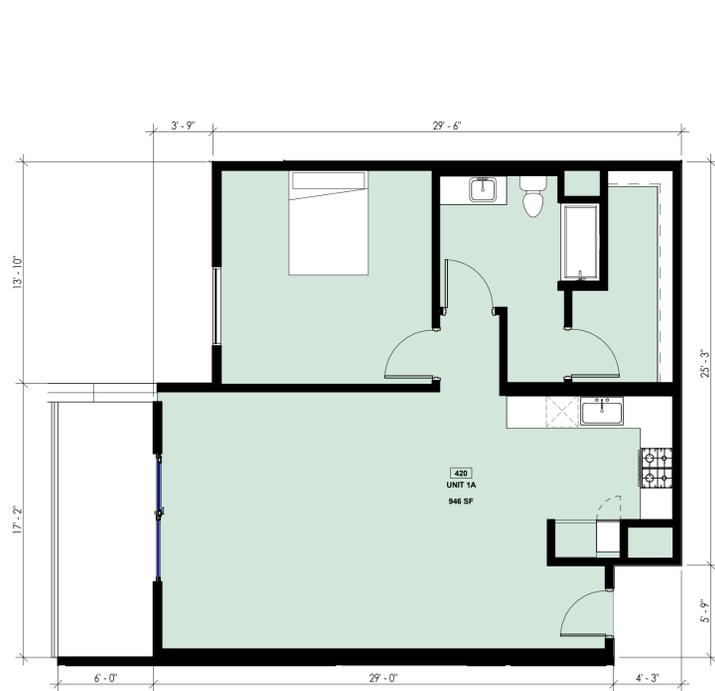


10 BLOCK 5 - UNIT S10  
5-A701 3/16" = 1'-0"

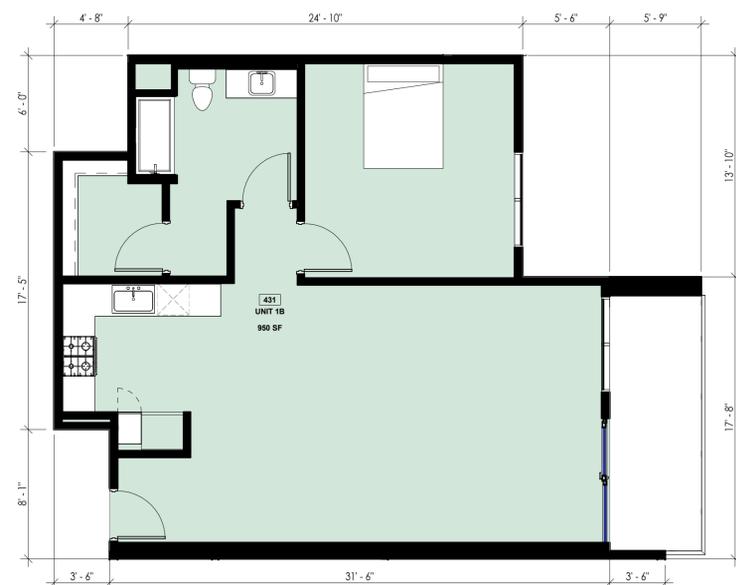


8 BLOCK 5 - UNIT S8  
5-A701 3/16" = 1'-0"

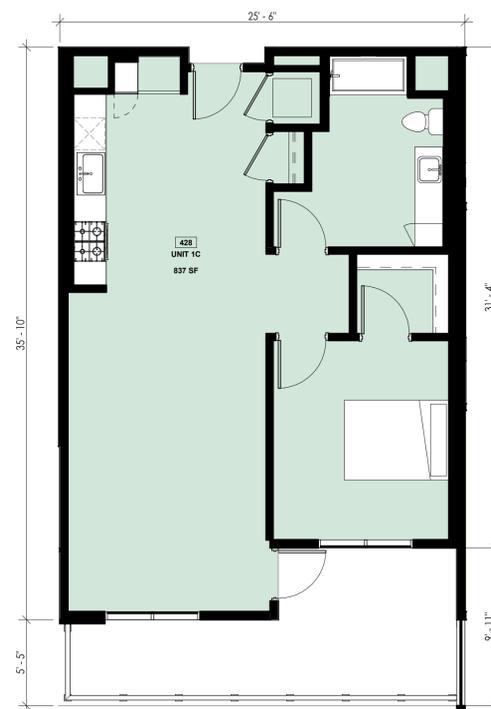




1 BLOCK 5 - UNIT 1A  
5-A702 / 3/16" = 1'-0"



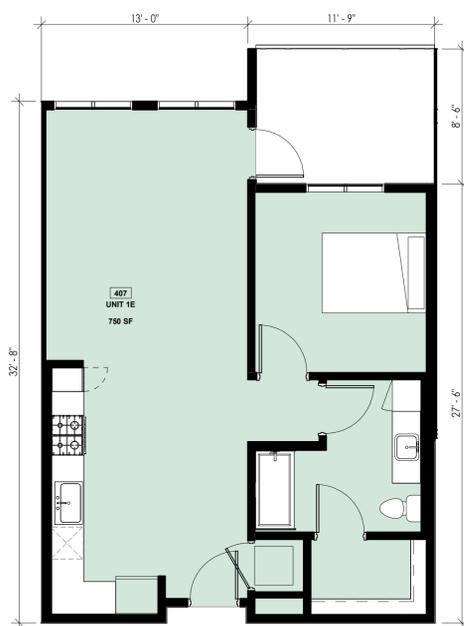
2 BLOCK 5 - UNIT 1B  
5-A702 / 3/16" = 1'-0"



3 BLOCK 5 - UNIT 1C  
5-A702 / 3/16" = 1'-0"



4 BLOCK 5 - UNIT 1D  
5-A702 / 3/16" = 1'-0"



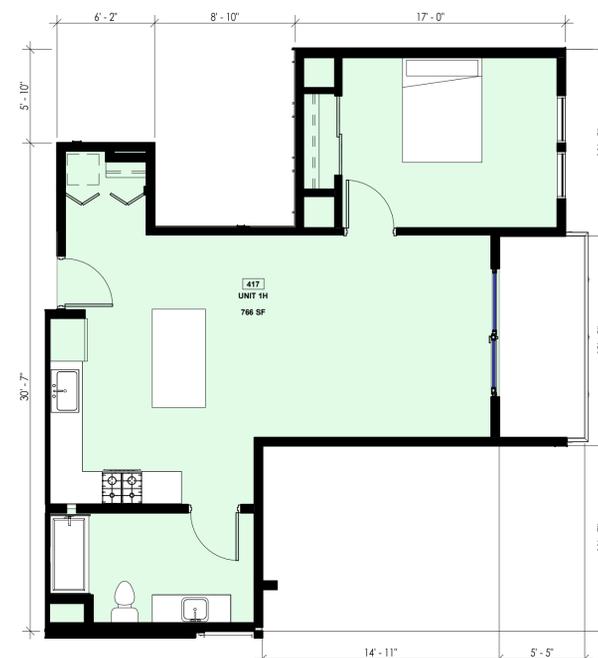
5 BLOCK 5 - UNIT 1E  
5-A702 / 3/16" = 1'-0"



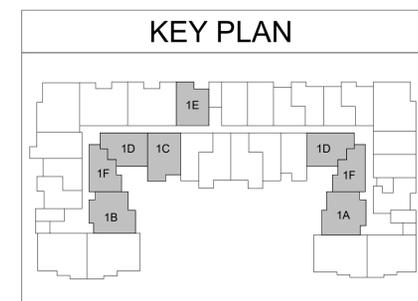
6 BLOCK 5 - UNIT 1F  
5-A702 / 3/16" = 1'-0"



7 BLOCK 5 - UNIT 1G  
5-A702 / 3/16" = 1'-0"

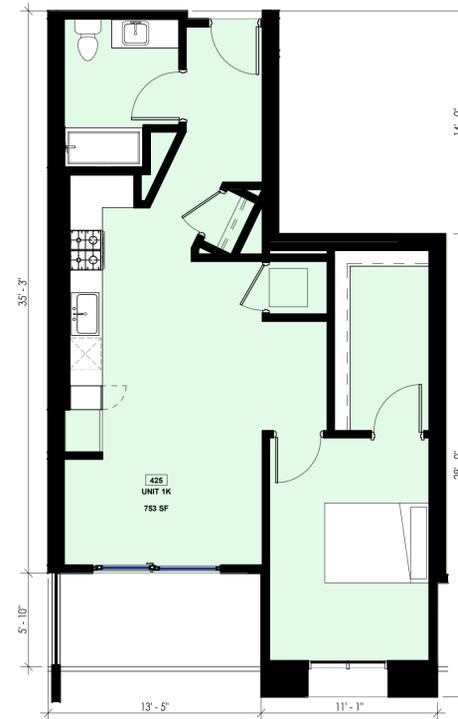


8 BLOCK 5 - UNIT 1H  
5-A702 / 3/16" = 1'-0"

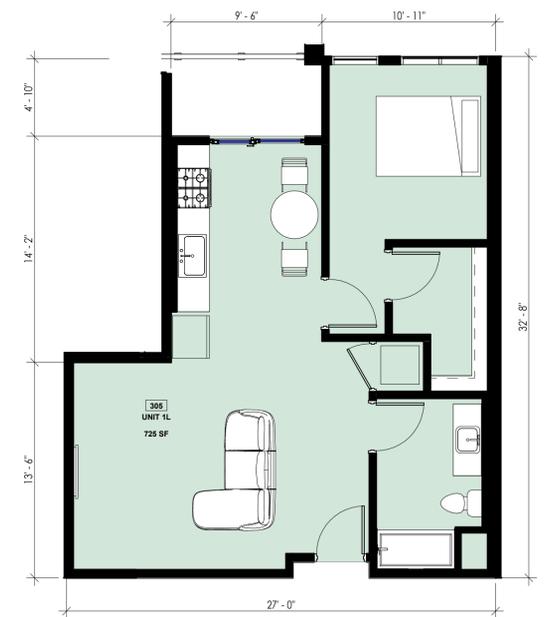




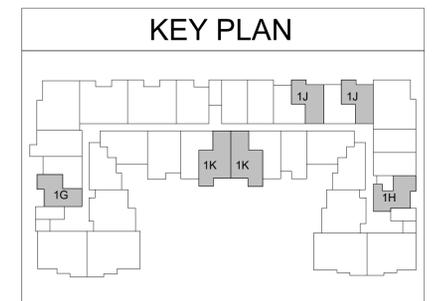
1 BLOCK 5 - UNIT 1J  
5-A703 3/16" = 1'-0"



2 BLOCK 5 - UNIT 1K  
5-A703 3/16" = 1'-0"



3 BLOCK 5 - UNIT 1L  
5-A703 3/16" = 1'-0"





1  
5-A704  
**BLOCK 5 - UNIT 2A**  
3/16" = 1'-0"



2  
5-A704  
**BLOCK 5 - UNIT 2B**  
3/16" = 1'-0"



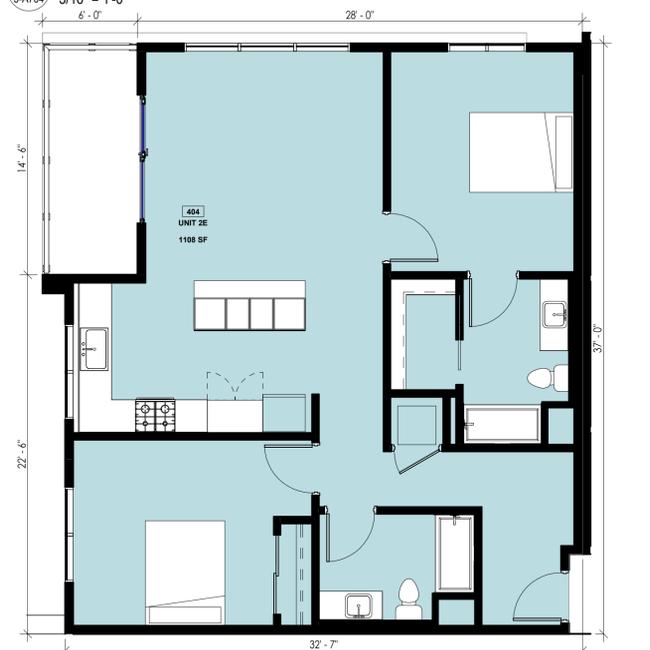
3  
5-A704  
**BLOCK 5 - UNIT 2B.1**  
3/16" = 1'-0"



4  
5-A704  
**BLOCK 5 - UNIT 2C**  
3/16" = 1'-0"



5  
5-A704  
**BLOCK 5 - UNIT 2D**  
3/16" = 1'-0"



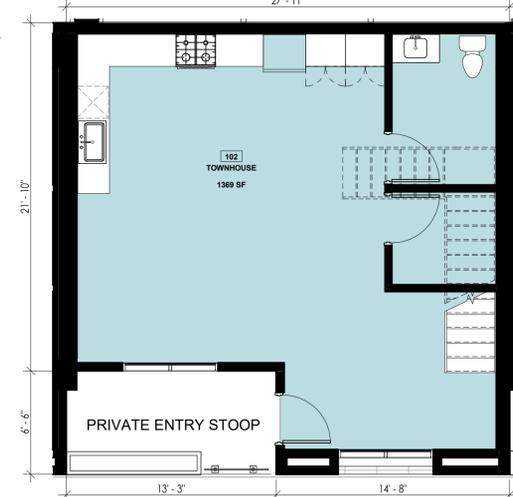
6  
5-A704  
**BLOCK 5 - UNIT 2E**  
3/16" = 1'-0"



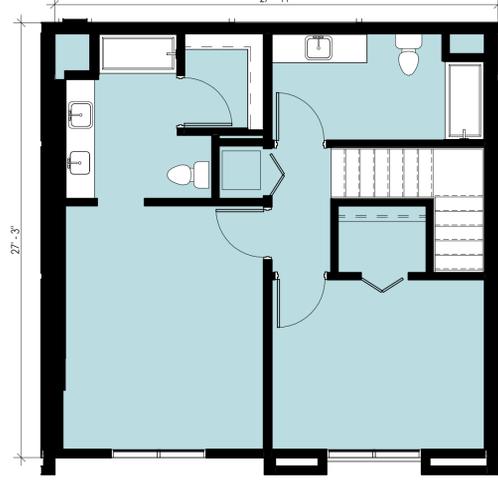
7  
5-A704  
**BLOCK 5 - UNIT 2F**  
3/16" = 1'-0"



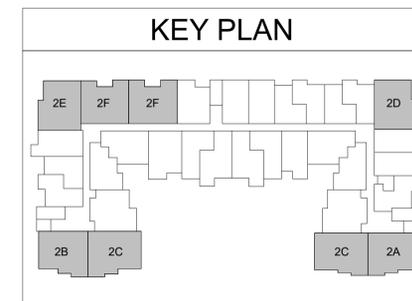
8  
5-A704  
**BLOCK 5 - UNIT 2G**  
3/16" = 1'-0"



9  
5-A704  
**BLOCK 5 - TOWNHOUSE L1**  
3/16" = 1'-0"



10  
5-A704  
**BLOCK 5 - TOWNHOUSE L2**  
3/16" = 1'-0"

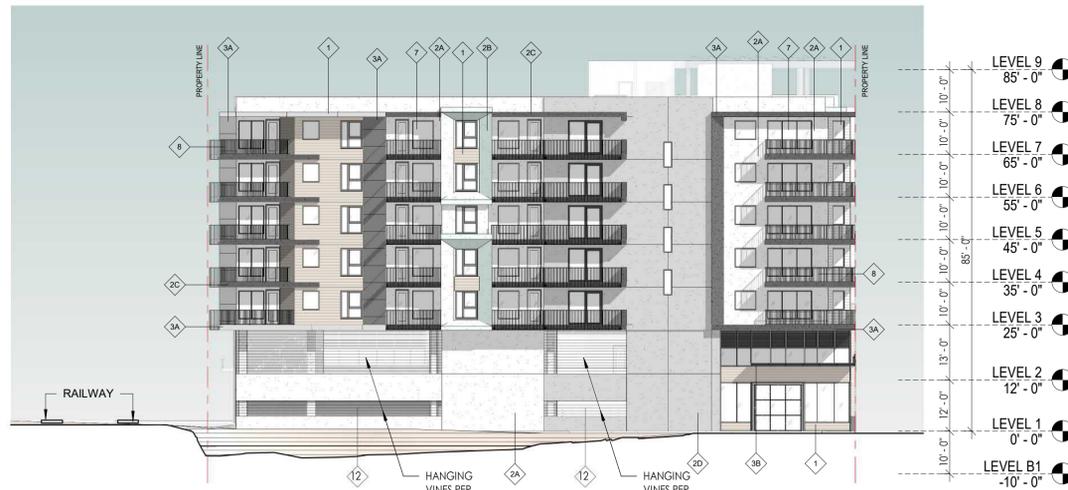




4  
20-A301 1" = 20'-0"



3  
20-A301 1" = 20'-0"



2  
20-A301 1" = 20'-0"

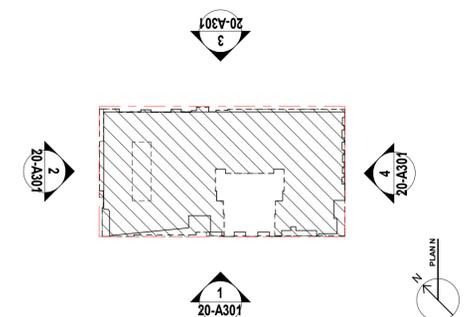


1  
20-A301 1" = 20'-0"

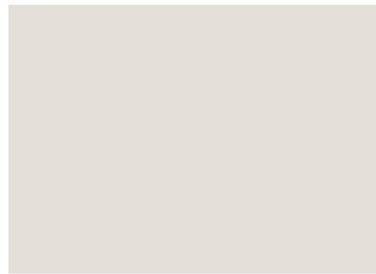
**MATERIALS LEGEND**

- |   |                        |    |                          |
|---|------------------------|----|--------------------------|
| 1 | STUCCO, COLOR I        | 7  | VINYL WINDOW             |
| 2 | STUCCO, COLOR II       | 8  | GUARDRAIL                |
| 3 | STUCCO, COLOR III      | 9  | GLASS RAILS              |
| 4 | METAL PANEL            | 10 | STOREFRONT               |
| 5 | COMPOSITE SIDING       | 11 | SECURED PARKING ENTRANCE |
| 6 | PERFORATED METAL PANEL | 12 | GREEN WALL               |

NOTE: SEE SHEET 20-A303 FOR MATERIAL BOARD

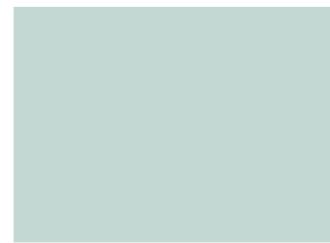


NOTE:  
ALL PRODUCT SPECIFICATIONS SUBJECT TO  
MATERIAL AVAILABILITY



COLOR TO MATCH SHERWIN  
WILLIAMS SW 6168 "MODERNE WHITE"  
30/30 SAND OR FINER TEXTURE

2A STUCCO - COLOR I



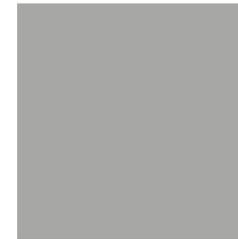
COLOR TO MATCH FENDER GUITARS "SEAFOAM GREEN" / SW 6477  
30/30 SAND OR FINER TEXTURE

2B STUCCO - COLOR II



COLOR TO MATCH SHERWIN  
WILLIAMS SW 7060 "ATTITUDE GRAY"  
30/30 SAND OR FINER TEXTURE

2C STUCCO - COLOR III



STUCCO COLOR TO MATCH PPG  
STATUE GARDEN  
PPG0996-3  
30/30 SAND OR FINER TEXTURE

2D STUCCO COLOR IV



PPG STATUE GARDEN  
PPG0996-3

3A METAL PANEL - COLOR I



PPG SUMMER SHADOW  
PPG0996-7

3B METAL PANEL - COLOR II



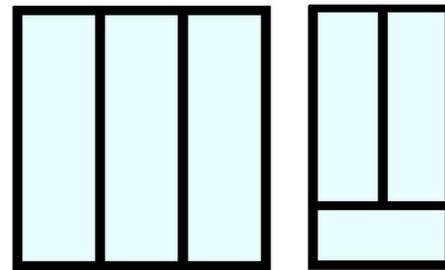
DALTILE EMERSON WOOD "BALSAM FIR" (EP04) 8"X48"

5 TILE



1"x6" ALUMINUM BATTENS AT 8" ON CENTER  
FACTORY KYNAR 500 IN CHARCOAL GRAY

6 ALUMINUM BATTEN PODIUM SCREEN



7 VINYL WINDOW



8 GUARDRAIL



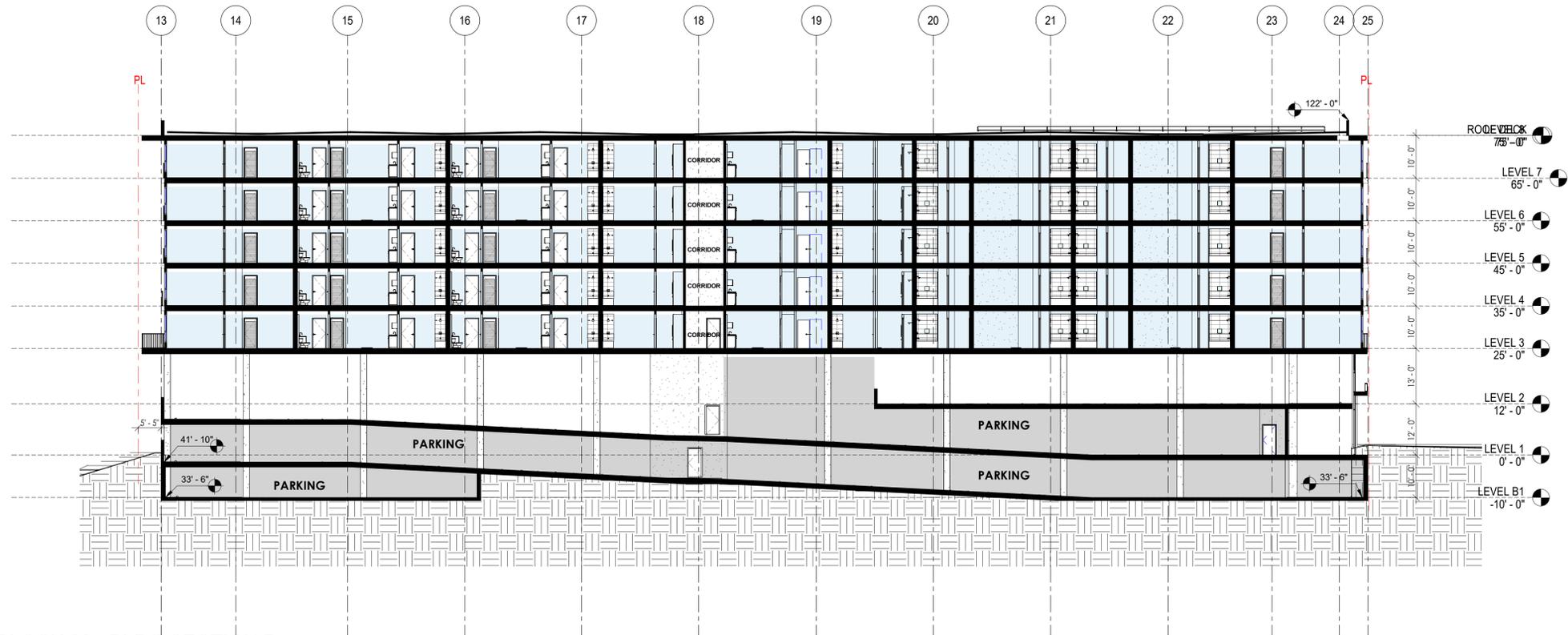
9 GLASS RAILS



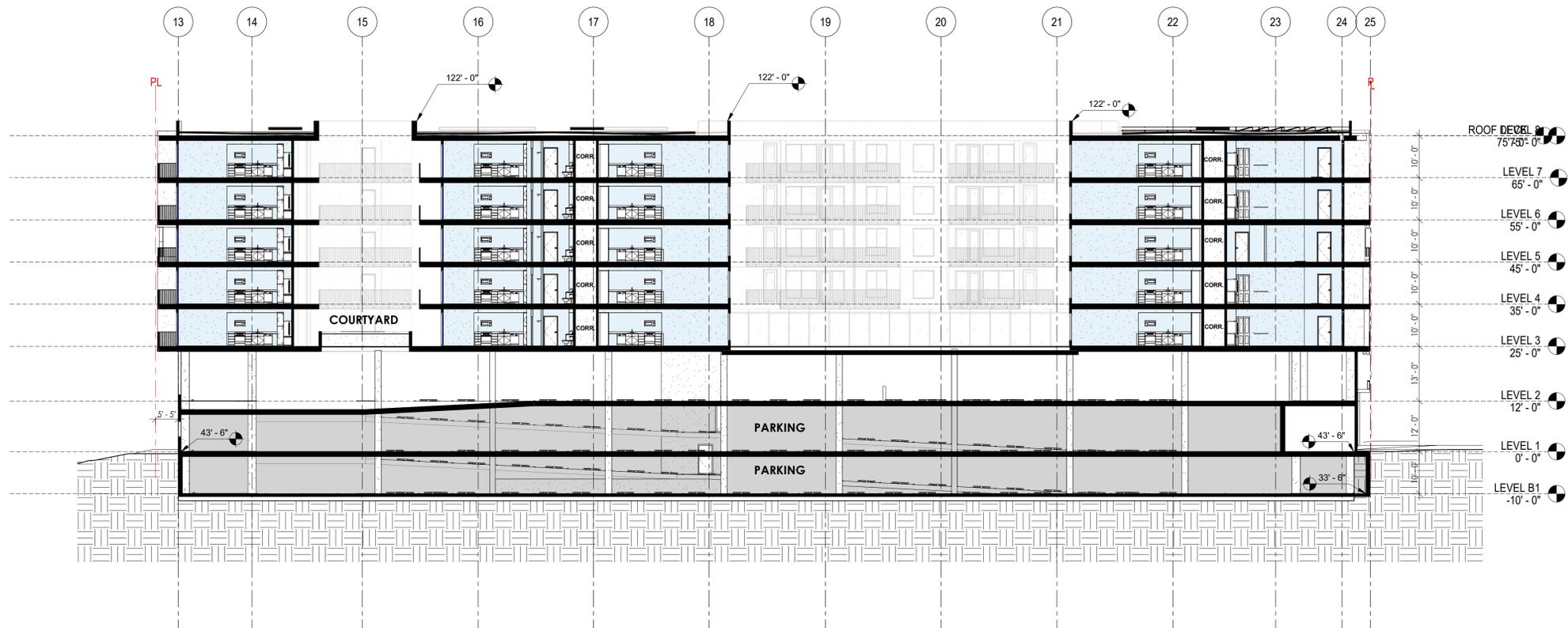
10 STOREFRONT



12 GREENWALL MESH



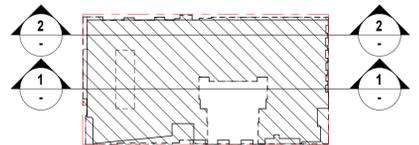
2  
20-A501  
BLOCK 20 - BLDG SECTION B  
1/16" = 1'-0"



1  
20-A501  
BLOCK 20 - BLDG SECTION A  
1/16" = 1'-0"

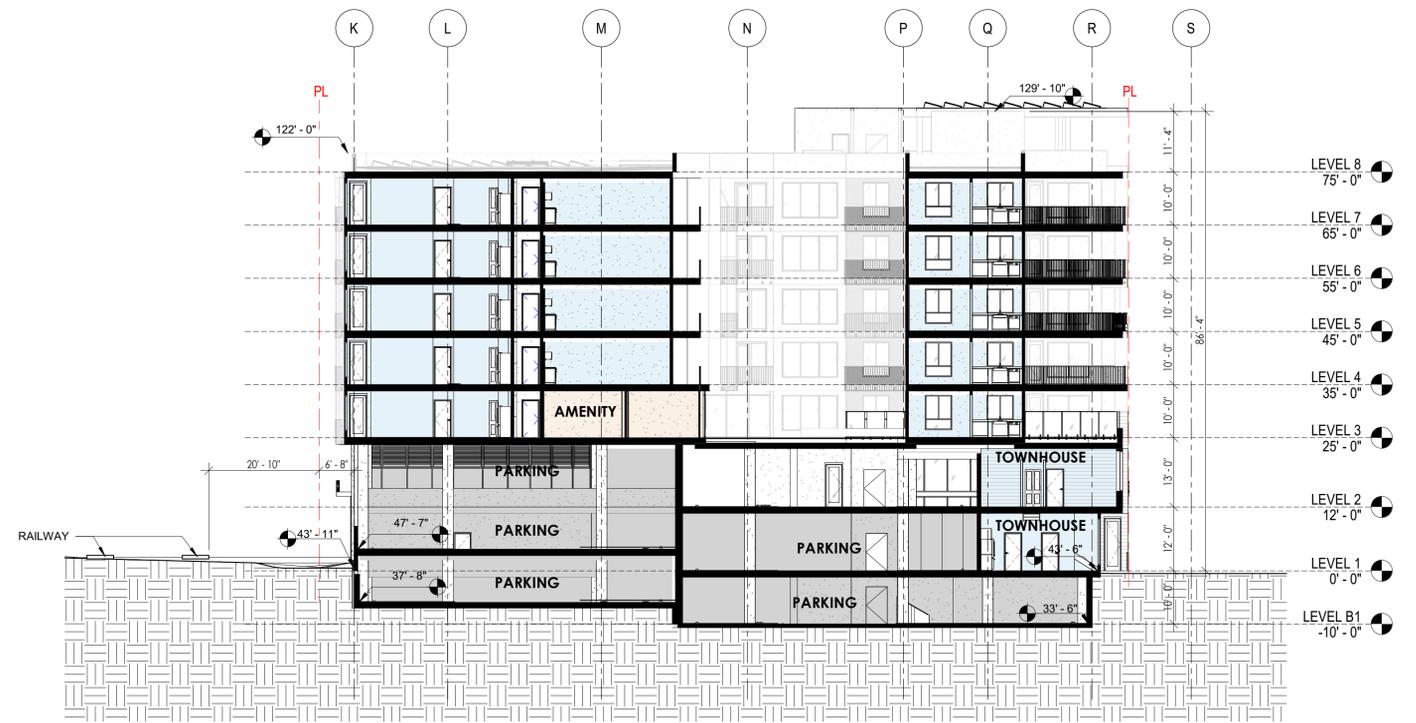
SECTION LEGEND

- RESIDENTIAL UNIT
- PARKING





3  
20-A502 1/16" = 1'-0"  
BLOCK 20 - BLDG SECTION E



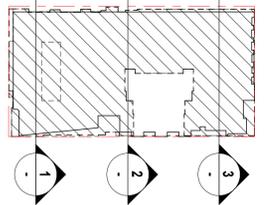
2  
20-A502 1/16" = 1'-0"  
BLOCK 20 - BLDG SECTION D

SECTION LEGEND

- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- BACK OF HOUSE / STORAGE
- PARKING



1  
20-A502 1/16" = 1'-0"  
BLOCK 20 - BLDG SECTION C





1 BLOCK 20 - UNIT S1  
20-A701 3/16" = 1'-0"



2 BLOCK 20 - UNIT S2  
20-A701 3/16" = 1'-0"



3 BLOCK 20 - UNIT S3  
20-A701 3/16" = 1'-0"



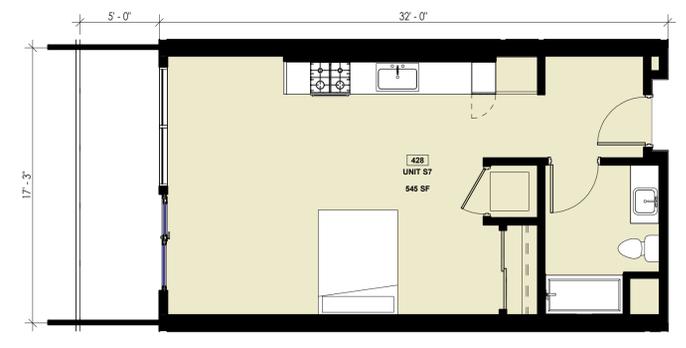
4 BLOCK 20 - UNIT S4  
20-A701 3/16" = 1'-0"



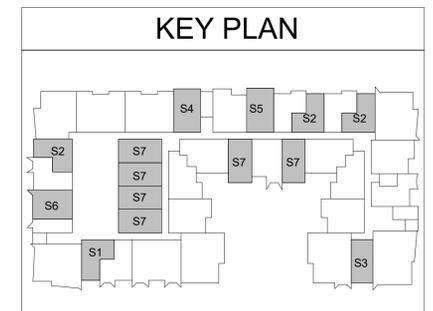
5 BLOCK 20 - UNIT S5  
20-A701 3/16" = 1'-0"

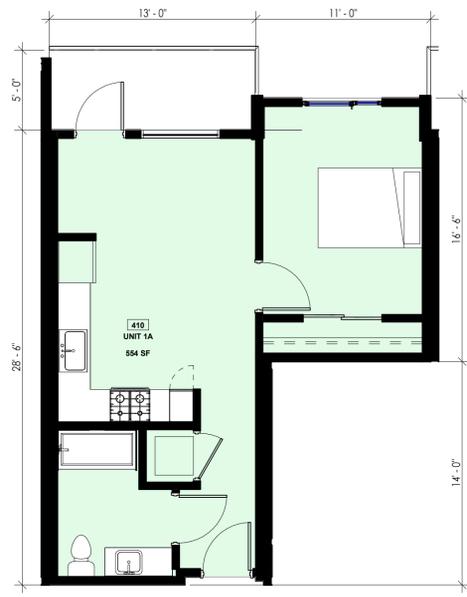


6 BLOCK 20 - UNIT S6  
20-A701 3/16" = 1'-0"

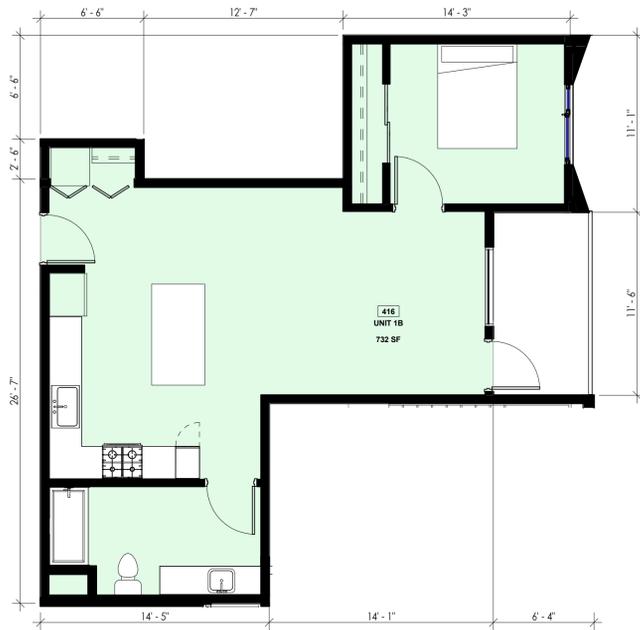


7 BLOCK 20 - UNIT S7  
20-A701 3/16" = 1'-0"

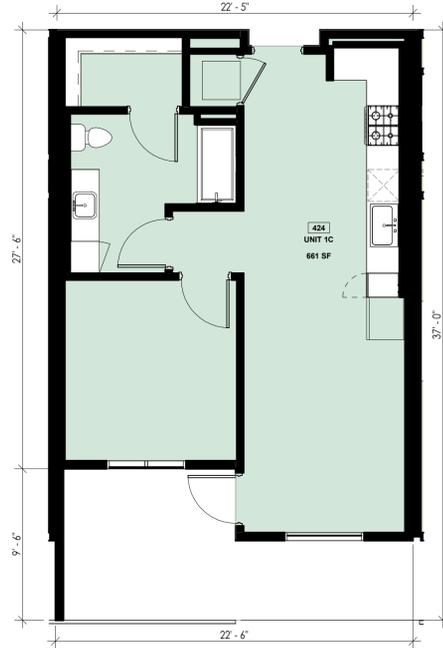




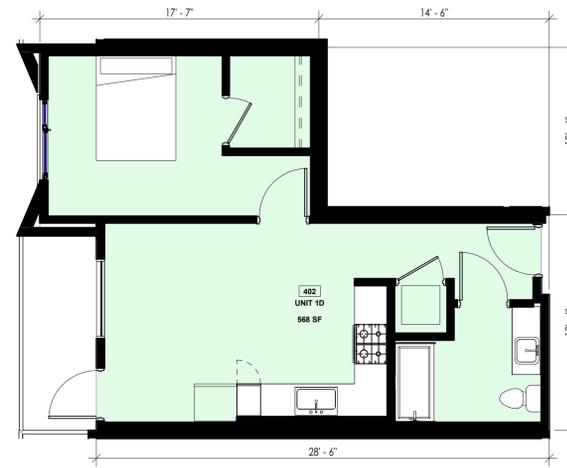
1 BLOCK 20 - UNIT 1A  
20-A702 3/16" = 1'-0"



2 BLOCK 20 - UNIT 1B  
20-A702 3/16" = 1'-0"



3 BLOCK 20 - UNIT 1C  
20-A702 3/16" = 1'-0"



4 BLOCK 20 - UNIT 1D  
20-A702 3/16" = 1'-0"



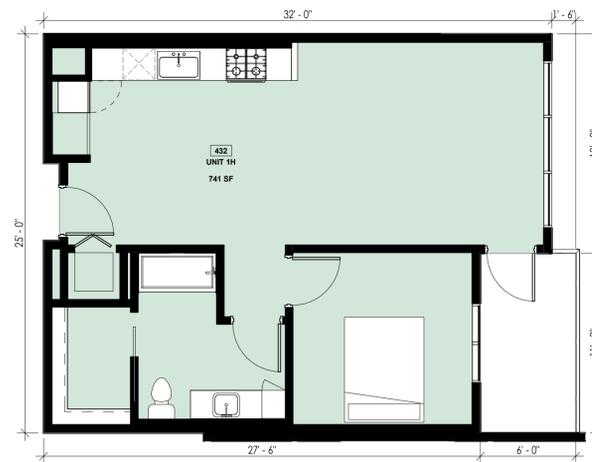
5 BLOCK 20 - UNIT 1E  
20-A702 3/16" = 1'-0"



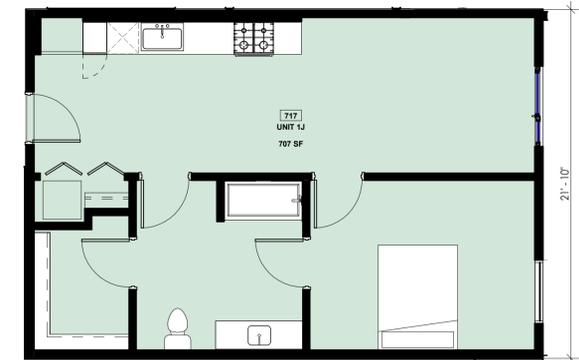
6 BLOCK 20 - UNIT 1F  
20-A702 3/16" = 1'-0"



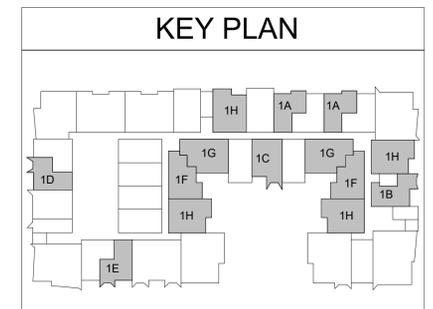
7 BLOCK 20 - UNIT 1G  
20-A702 3/16" = 1'-0"



8 BLOCK 20 - UNIT 1H  
20-A702 3/16" = 1'-0"



9 BLOCK 20 - UNIT 1J  
20-A702 3/16" = 1'-0"





**1** BLOCK 20 - UNIT 2A

20-A703 3/16" = 1'-0"



**2** BLOCK 20 - UNIT 2B

20-A703 3/16" = 1'-0"



**3** BLOCK 20 - UNIT 2C

20-A703 3/16" = 1'-0"



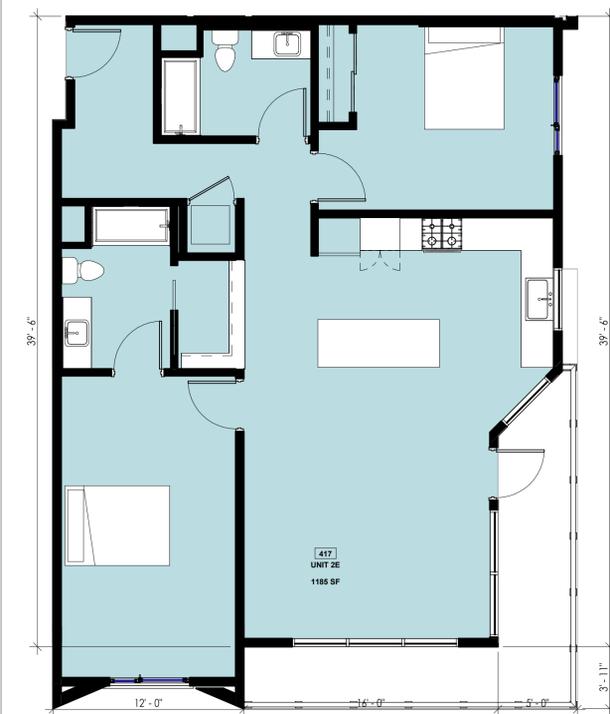
**4** BLOCK 20 - UNIT 2D

20-A703 3/16" = 1'-0"



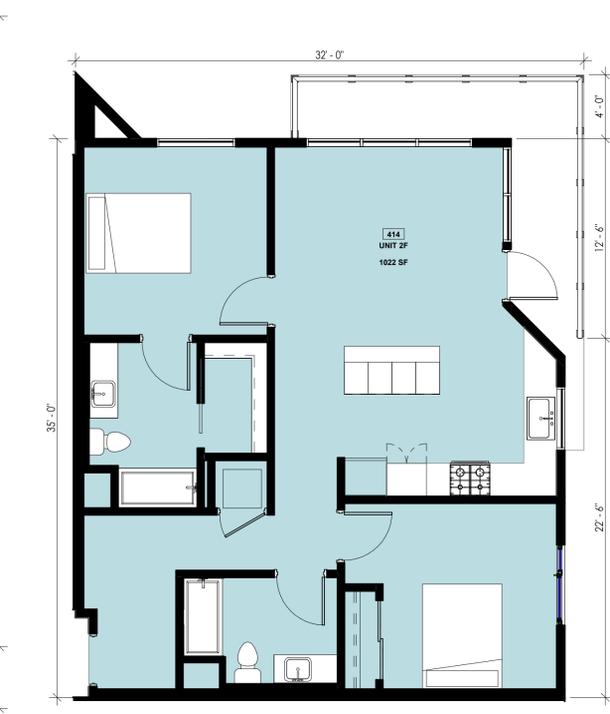
**10** BLOCK 20 - TOWNHOUSE L2

20-A703 3/16" = 1'-0"



**5** BLOCK 20 - UNIT 2E

20-A703 3/16" = 1'-0"



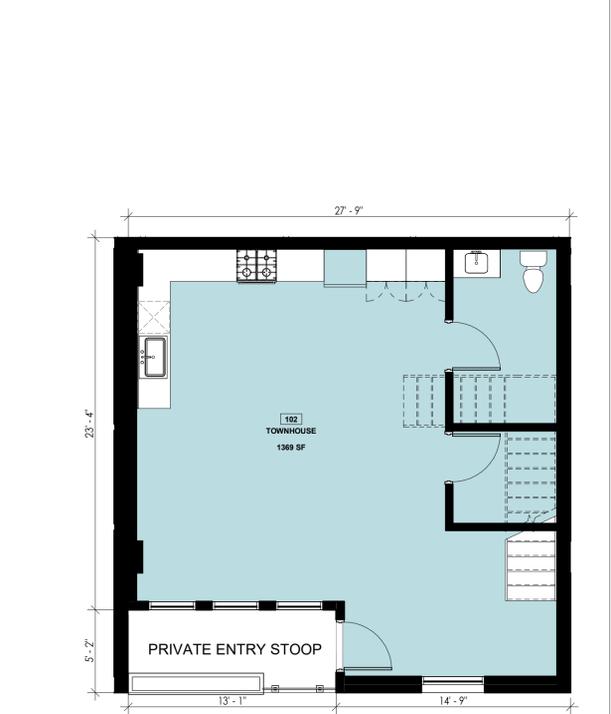
**6** BLOCK 20 - UNIT 2F

20-A703 3/16" = 1'-0"



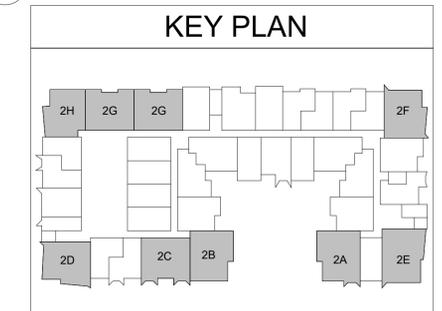
**7** BLOCK 20 - UNIT 2G

20-A703 3/16" = 1'-0"



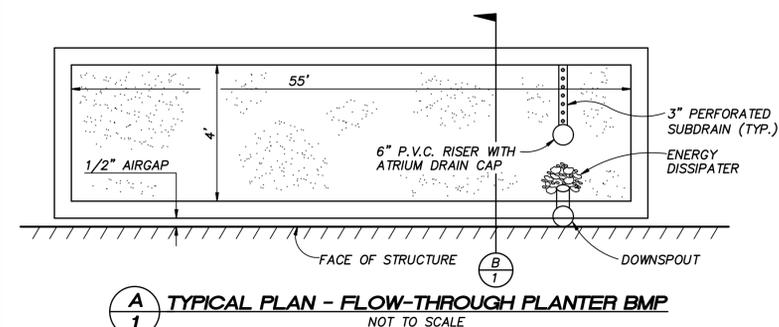
**9** BLOCK 20 - TOWNHOUSE L1

20-A703 3/16" = 1'-0"

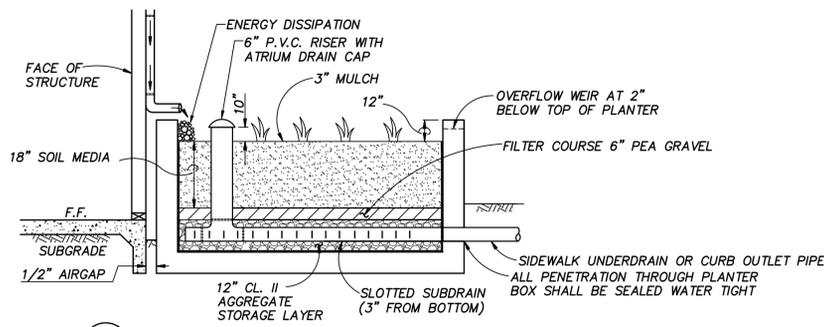


# TENTATIVE MAP AND SITE DEVELOPMENT PLAN FOR: OCEANSIDE BLOCKS 5 AND 20

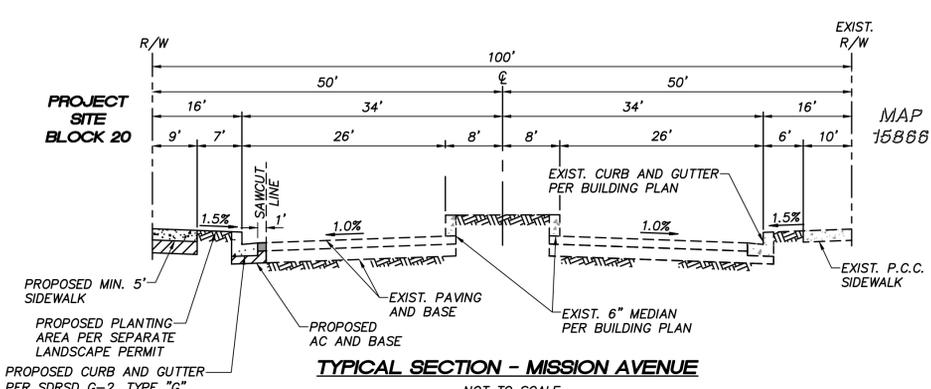
PLANNING CASE NO. T23-XXXXXX/RD23-00006



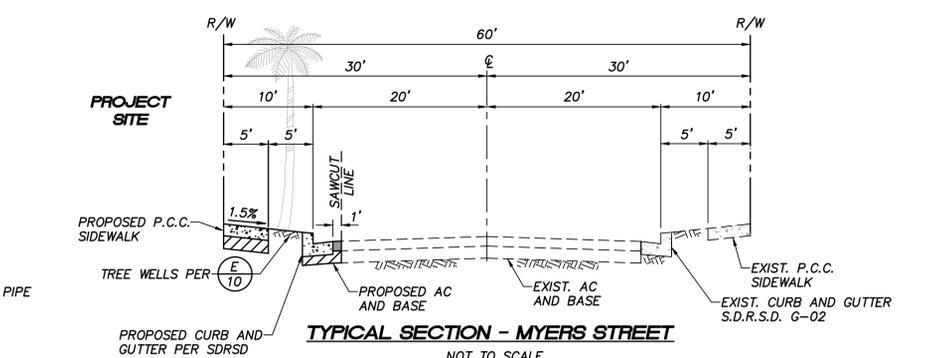
**A** TYPICAL PLAN - FLOW-THROUGH PLANTER BMP  
NOT TO SCALE



**B** DETAIL - GROUND LEVEL FLOW-THROUGH BMP  
NOT TO SCALE



TYPICAL SECTION - MISSION AVENUE  
NOT TO SCALE



TYPICAL SECTION - MYERS STREET  
NOT TO SCALE

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 2 OF MAP 16218. IE N34°39'32"W

## GENERAL NOTES

- THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 373.
- THE TOTAL AMOUNT OF COMMERCIAL SPACE IS 5,743.
- EXISTING LOTS: 1
- PROPOSED LOTS: 2
- PROPOSED RESIDENTIAL UNITS: 373
- PROPOSED COMMERCIAL UNITS: 3
- PROPOSED DENSITY: 106 DWELLING UNITS/GROSS-ACRE  
180 DWELLING UNITS/NET-ACRE
- GROSS AREA: 3.52 ACRES.  
NET AREA: 2.07 ACRES
- APN: 147-370-07-00
- ZONING: D-1-DOWNTOWN DISTRICT
- MAX. BUILDING HEIGHT = 140'
- EARTHWORK: CUT = 30,000 C.Y.  
FILL = 0 C.Y.  
REMEDIAL = 0 C.Y.  
EXPORT = 30,000 C.Y.
- COVERAGE: PAVING = 3%  
BUILDING = 92%  
LANDSCAPE = 5%
- ALL COMMON WALKS SHALL BE A.D.A. COMPLIANT.
- ALL EXISTING OVERHEAD UTILITY LINES WITHIN THIS SUBDIVISION/DEVELOPMENT AND/OR WITHIN ANY FULL WIDTH STREET OR RIGHT-OF-WAY ABUTTING THIS SUBDIVISION/DEVELOPMENT, AND ALL NEW EXTENSION SERVICES FOR THE DEVELOPMENT OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, CABLE AND TELEPHONE, SHALL BE PLACED UNDERGROUND PER SECTION 901.G OF THE SUBDIVISION ORDINANCE (R91-166) AND AS REQUIRED BY THE CITY ENGINEER AND CURRENT CITY POLICY.
- THE PRESENT OR THE FUTURE OWNER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCUR ON THIS SITE, AND ANY FLOODING THAT IS CAUSED BY THIS SITE IMPACTING ADJACENT PROPERTIES.
- FEMA MAP NO. 06073C0734J  
MAP REVISED DECEMBER 20, 2019  
ZONE X
- SLOPE ANALYSIS:  
PERCENT OF SITE WITH 10% OR GREATER = 0%  
PERCENT OF SITE WITH 20% OR GREATER = 0%  
AVERAGE GRADE = 1.6%
- TRASH, RECYCLING, ORGANICS ENCLOSURES:  
ENCLOSURES ARE BEING PROVIDED TO SERVICE TRASH, RECYCLING, AND ORGANICS FOR THE RESIDENTIAL AND COMMERCIAL UNITS. SERVICE SHALL BE PROVIDED BY WASTE MANAGEMENT THAT WILL UTILIZE VALET/SCOUT SERVICE WHEREBY CONTAINERS SHALL BE REMOVED OFF PROPERTY TO SERVICE. FREQUENCY OF PICKUP SHALL BE INCREASED TO PROVIDE ADEQUATE SERVICE TO RESIDENTIAL AND COMMERCIAL UNITS AS NEEDED.

## LIST OF ABBREVIATIONS

AC.	ACRE
A.C.P.	ASBESTOS CEMENT PIPE
A.D.A.	AMERICANS WITH DISABILITIES ACT
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
B.F.	BOTTOM FOOTING
BMP	BEST MANAGEMENT PRACTICES
CL.	CENTERLINE
C.Y.	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DWY.	DRIVEWAY
ELEV.	ELEVATION
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
FL.	FLOWLINE
FS	FIRE SERVICE
F.S.	FINISHED SURFACE
F.Y.S.	FRONT YARD SETBACK
G.B.	GRADE BREAK
G.F.F.	GARAGE FINISHED FLOOR ELEVATION
GTR.	GUTTER
GR.	GRATE
H.P.	HIGH POINT
HR.	HOUR
I.E.	INVERT ELEVATION
IN.	INCH
IRR.	IRRIGATION
MAX.	MAXIMUM
MIN.	MINIMUM
NJCP	NOT JOINT CONCRETE PIPE
PL	PROPERTY LINE
P.P.	POWER POLE
P.C.C.	PORTLAND CEMENT CONCRETE
P.V.C.	POLYVINYL CHLORIDE
PVT.	PRIVATE
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
R.Y.S.	REAR YARD SETBACK
R/W	RIGHT-OF-WAY
S.C.O.	SEWER CLEANOUT
S.D.	STORM DRAIN
S.C.C.O.	STORM DRAIN CLEANOUT
S.G.	SUBGRADE
S.Y.S.	SIDE YARD SETBACK
S.M.H.	SEWER MANHOLE
T.C.	TOP OF CURB
TYP.	TYPICAL
T.W.	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE

## LEGAL DESCRIPTION

LOT 2 OF ONE MISSION AVENUE - PHASE 3, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16218, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 8, 2017, AS MAY HAVE BEEN AMENDED BY THAT CERTIFICATE OF CORRECTION EXECUTED BY MICHAEL S. BUTCHER, DATED OCTOBER 31, 2020, RECORDED ON NOVEMBER 16, 2020 AS INSTRUMENT NO. 2020-0718278 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL MINERALS CONTAINED IN THE ABOVE-DESCRIBED LAND, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN A DEED RECORDED FEBRUARY 18, 1992 AS INSTRUMENT NO. 1992-0085422 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF OCEANSIDE, A MUNICIPAL CORPORATION AS EVIDENCED BY QUITCLAIM DEED RECORDED SEPTEMBER 20, 2017 AS INSTRUMENT NO. 2017-431579 OF OFFICIAL RECORDS.

APN: 147-370-07-00

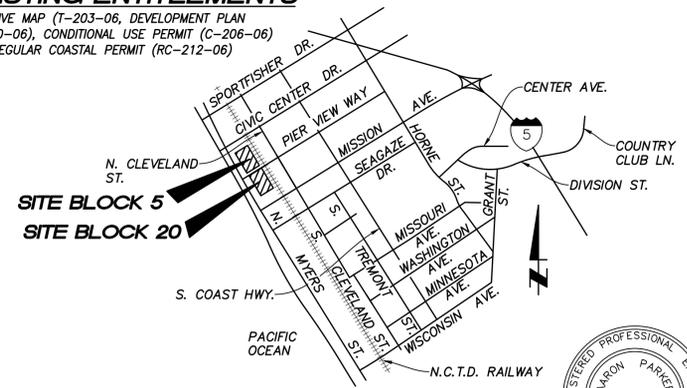
## APPLICANT

RYAN COMPANIES US, INC.  
4275 EXECUTIVE SQUARE, SUITE 370  
LA JOLLA, CA 92037

MANAGING MEMBER

## EXISTING ENTITLEMENTS

TENTATIVE MAP (T-203-06, DEVELOPMENT PLAN (D-210-06), CONDITIONAL USE PERMIT (C-206-06) AND REGULAR COASTAL PERMIT (RC-212-06)



## VICINITY MAP

NOT TO SCALE  
THE THOMAS GUIDE 57TH EDITION  
PG'S 1086 A-7 & 1106 A-1

## BENCHMARK

CITY OF OCEANSIDE GEODETIC CONTROL MONUMENT 2102. BRASS DISC STAMPED "PIER NO2 1933" ON SOUTHEAST PIER CURBING 420± WEST OF APPARENT INTERSECTION OF PIER VIEW WAY AND PACIFIC STREET. ELEVATION 28.65, COH88.

## TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY PHOTOGRAMMETRIC METHODS AND FIELD SURVEY. PHOTOGRAMMETRY PROVIDED BY APM ENGINEERING AND COMPILED FROM AERIAL PHOTOGRAPHY DATED 7/7/2023. TOPOGRAPHIC FIELD SURVEY WAS COMPLETED ON 7/11/2023.

## GEOTECHNICAL STUDY

GEOTECHNICAL INVESTIGATION OCEANSIDE BLOCK 5 PROJECT MISSION AVENUE AND EAST MYERS STREET OCEANSIDE, CALIFORNIA, PREPARED BY LEIGHTON AND ASSOCIATES PROJECT NUMBER 13951.001 ON AUGUST 10, 2023  
GEOTECHNICAL INVESTIGATION OCEANSIDE BLOCK 20 PROJECT MISSION AVENUE AND EAST MYERS STREET OCEANSIDE, CALIFORNIA, PREPARED BY LEIGHTON AND ASSOCIATES PROJECT NUMBER 13951.001 ON AUGUST 14, 2023

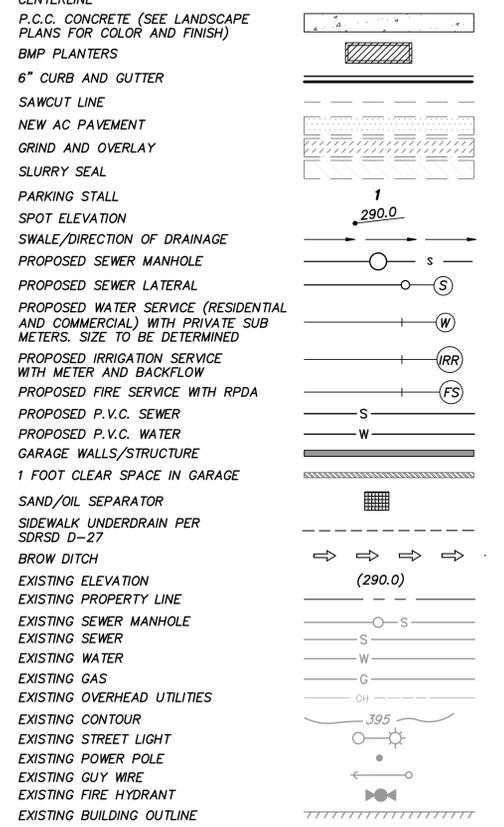
## UTILITIES

- FIRE: OCEANSIDE FIRE DEPARTMENT
- WATER: CITY OF OCEANSIDE
- SCHOOL: OCEANSIDE UNIFIED SCHOOL DISTRICT
- SEWER: CITY OF OCEANSIDE
- GAS AND ELECTRIC: SD&E.
- COMMUNICATIONS: AT&T, COX.

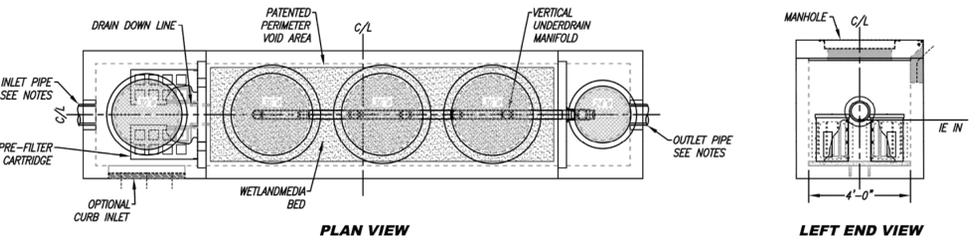
## STORMWATER PRIORITY

### PRIORITY PROJECT

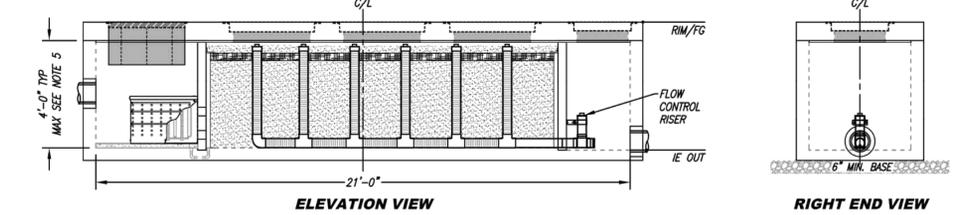
### LEGEND



SITE SPECIFIC DATA	
PROJECT NUMBER	BLOCKS 5 AND 20
PROJECT NAME	BLOCKS 5 AND 20
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
TREATMENT FLOW (CFS)	0.268
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	9 CFS
PIPE DATA	
INLET PIPE 1	41.5 HDPE 12
INLET PIPE 2	40.0 HDPE 12
OUTLET PIPE	45.0
DISCHARGE	
RIM ELEVATION	45.0
SURFACE LOAD	PEDESTRIAN
NOTES:	
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION	



NOTE: MODULAR WETLAND SYSTEM WILL BE CAST IN PLACE TO ENSURE PROPER FIT.



- ### INSTALLATION NOTES
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
  - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
  - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
  - CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
  - VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

**C** DETAIL - MODULAR WETLAND SYSTEM  
NOT TO SCALE



PROPRIETARY AND CONFIDENTIAL:  
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF CONTECH AND ITS COMPANIES. THIS DOCUMENT, IN ANY MANNER WITH OUT THE WRITTEN CONSENT OF CONTECH.



MWS-L-4-21-V-UG  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

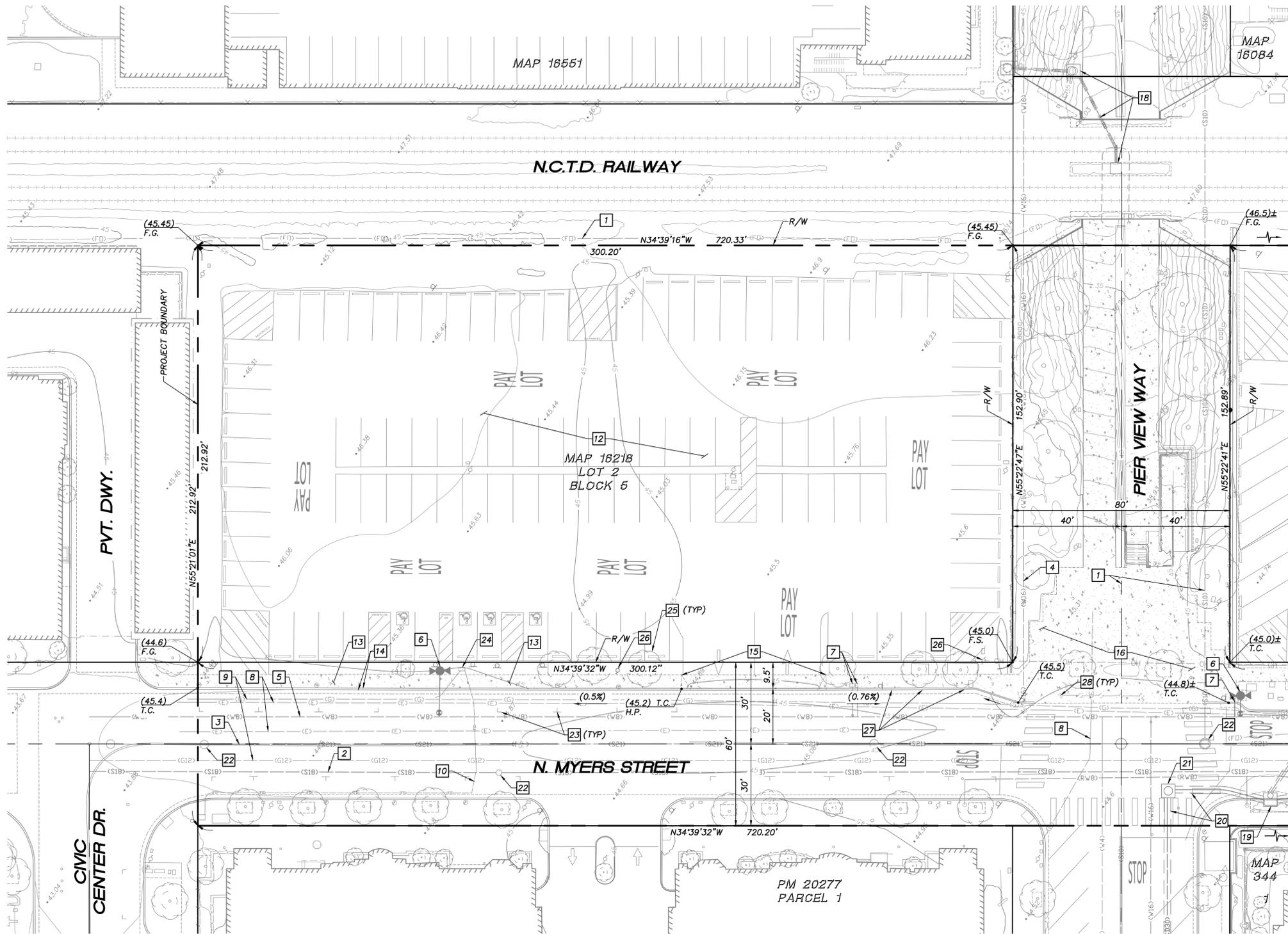
## SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS BLOCK 5
- EXISTING CONDITIONS BLOCK 20
- HORIZONTAL/UTILITY PLAN BLOCK 5
- HORIZONTAL/UTILITY PLAN BLOCK 20
- SITE/GRADING PLAN BLOCK 5
- SITE/GRADING PLAN BLOCK 20
- BASEMENT SITE/GRADING PLAN/SHORING BLOCK 5
- BASEMENT SITE/GRADING PLAN/SHORING BLOCK 20
- SITE SECTIONS BLOCK 5
- SITE SECTIONS BLOCK 20

Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Original Date: 11-22-23  
Sheet 1 of 11  
TITLE COVER SHEET



AARON PARKER DATE



SEE SHEET 3

**PLAN NOTES**

- DESCRIPTION
- 1 EXIST. 10" P.V.C. SEWER PER R-11955.
- 2 EXIST. 18" V.C.P. SEWER PER S-00561.
- 3 EXIST. 21" P.V.C. SEWER PER S-03377.
- 4 EXIST. 16" D.I.P. WATER PER R-11955.
- 5 EXIST. 8" A.C. WATER PER W-00800.
- 6 EXIST. FIRE HYDRANT WATER TO REMAIN.
- 7 EXIST. WATER SERVICE TO BE REMOVED.
- 8 EXIST. UNDERGROUND ELECTRIC - APPROXIMATE LOCATION.
- 9 EXIST. UNDERGROUND GAS - APPROXIMATE LOCATION.
- 10 EXIST. UNDERGROUND FIBER OPTIC - APPROXIMATE LOCATION.
- 11 EXIST. JOINT UTILITY BUNDLE - MCI/VERIZON AND N.C.T.D.
- 12 EXIST. A.C. PAVING TO BE REMOVED.
- 13 EXIST. SIDEWALK TO BE REPLACED.
- 14 EXIST. CURB AND GUTTER TO BE REPLACED.
- 15 EXIST. DRIVEWAY TO BE RELOCATED.
- 16 EXIST. HARDSCAPE TO REMAIN.
- 17 EXIST. OVERHEAD TO BE UNDER GROUNDED.
- 18 EXIST. 18" R.C.P. STORM DRAIN INLET AND PUMP PER R-11957.
- 19 EXIST. STORM DRAIN INLET PER C.I.P.-00024.
- 20 EXIST. R.C.P. STORM DRAIN PER C.I.P.-00024.
- 21 EXIST. STORM DRAIN CLEANOUT PER C.I.P.-00024.
- 22 EXIST. S.M.H.
- 23 EXIST. PARKING STRIPING.
- 24 EXIST. DRY UTILITY RISER.
- 25 EXIST. TREE TO BE REMOVED.
- 26 EXIST. STREET LIGHT.
- 27 EXIST. LOADING ZONE.
- 28 EXIST. BOLLARDS TO REMAIN.
- 29 EXIST. DRY UTILITY M.H. OR BOX.
- 30 EXIST. RECYCLED WATER PER W18-0008.
- 31 EXIST. TRAFFIC SIGNAL, PROTECT IN PLACE.
- 32 EXIST. CHAIN LINK FENCE.

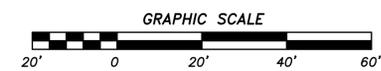
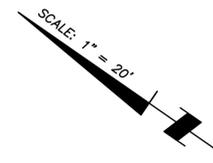
Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

Original Date: 11-22-23

Sheet 2 of 11

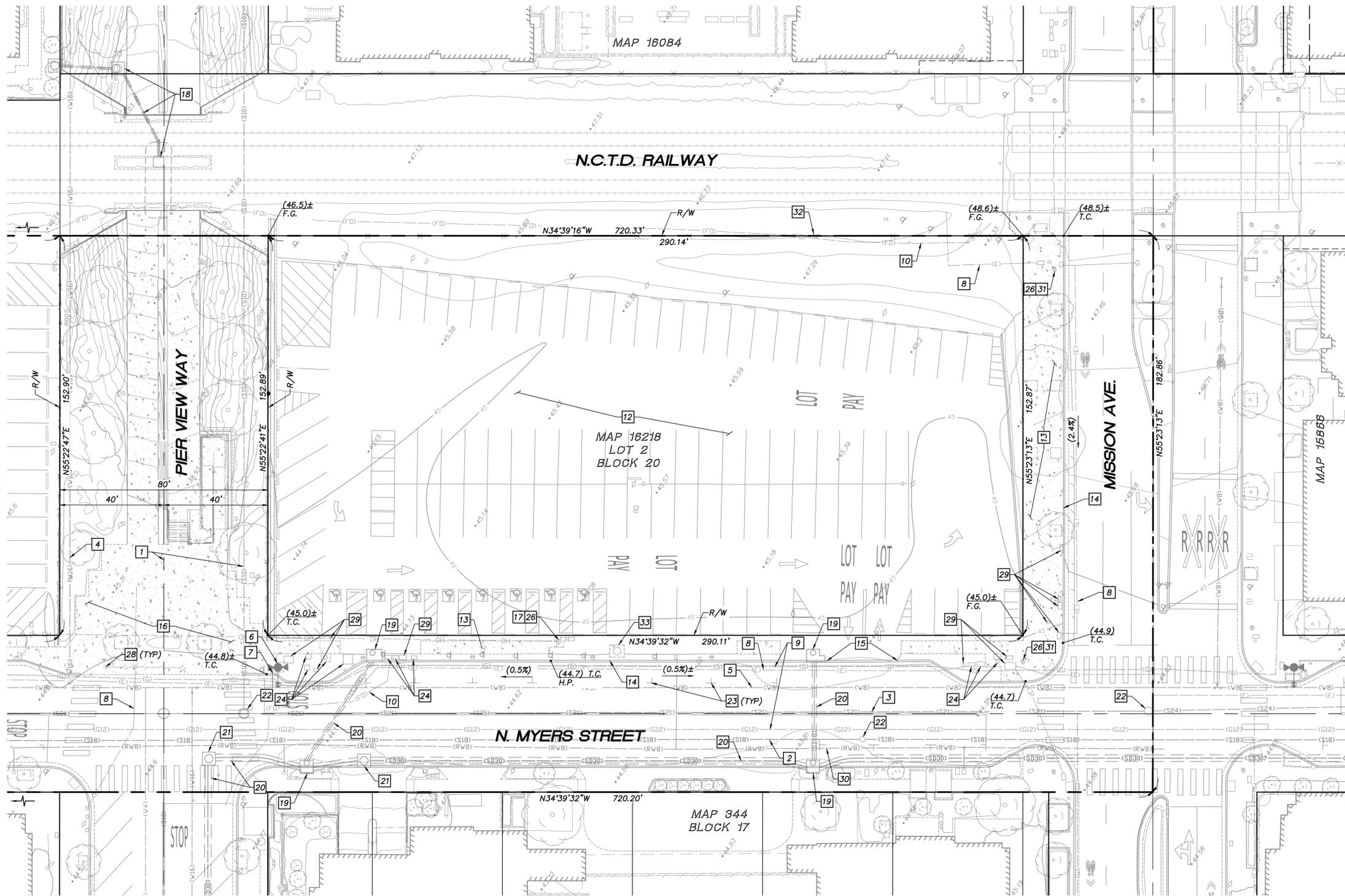
TITLE EXISTING CONDITION BLOCK 5

**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 3990 Ruffin Road, Suite 120  
 San Diego, Ca. 92123  
 858-560-1141 858-560-8157  
 Fax



AARON PARKER DATE

SEE SHEET 2



**PLAN NOTES**

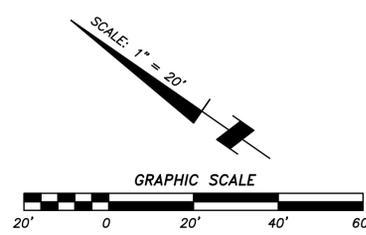
- 1 EXIST. 10" P.V.C. SEWER PER R-11955.
- 2 EXIST. 18" V.C.P. SEWER PER S-00561.
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- 6 EXIST. FIRE HYDRANT WATER TO REMAIN.
- 7 EXIST. WATER SERVICE TO BE REMOVED.
- 8 EXIST. UNDERGROUND TRAFFIC SIGNAL ELECTRIC - APPROXIMATE LOCATION TO BE RELOCATED BY OTHERS
- 9 EXIST. UNDERGROUND GAS - APPROXIMATE LOCATION.
- 10 EXIST. UNDERGROUND FIBER OPTIC - APPROXIMATE LOCATION TO BE RELOCATED BY OTHERS
- 11 EXIST. JOINT UTILITY BUNDLE - MCI/VERIZON AND N.C.T.D.
- 12 EXIST. A.C. PAVING TO BE REMOVED.
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- 28 EXIST. BOLLARDS TO REMAIN.
- 29 EXIST. DRY UTILITY M.H. OR BOX.
- 30 EXIST. RECYCLED WATER PER W18-0008.
- 31 EXIST. TRAFFIC SIGNAL, PROTECT IN PLACE.
- 32 EXIST. CHAIN LINK FENCE.
- 33 EXIST. DRY UTILITY VAULT.

Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

Original Date: 11-22-23

Sheet 3 of 11

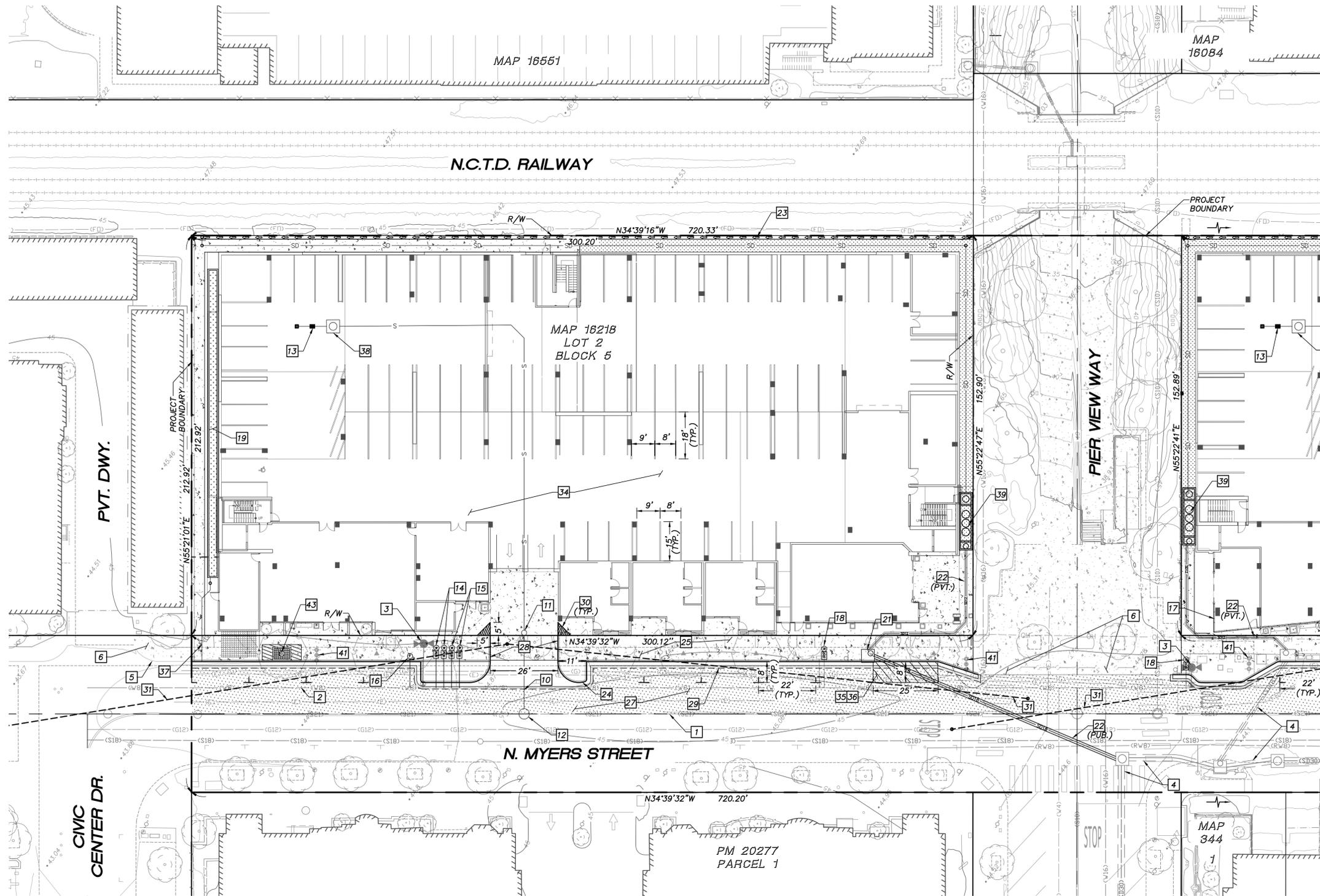
TITLE EXISTING CONDITION BLOCK 20



**SB&O** INC.  
 PLANNING ENGINEERING SURVEYING  
 3990 Ruffin Road, Suite 120  
 San Diego, Ca. 92123  
 858-560-1141 858-560-8157  
 Fax

AARON PARKER DATE

Project: 2112025 2:11 PM D:\71912 OCEANSIDE BLOCKS 8 & 20\03 DWG\T179121\03.DWG - jchenberg 77910.10



**PLAN NOTES**

- | □  | DESCRIPTION  |
|----|--|
| 1  | EXISTING 21" P.V.C. SEWER PER  |
| 2  | EXISTING 8" WATER  |
| 3  | EXISTING F.H.  |
| 4  | EXISTING STORM DRAIN   |
| 5  | EXISTING CURB AND GUTTER   |
| 6  | EXISTING SIDEWALK  |
| 10 | PROPOSED SEWER LATERAL PER OSD S-2, M-1, AND SDRSD S-5   |
| 11 | PROPOSED INSPECTION MANHOLE PER OSD S-7  |
| 12 | PROPOSED S.M.H. PER OSD S-5  |
| 13 | PROPOSED SAND/OIL SEPARATOR  |
| 14 | PROPOSED COMMERCIAL WATER SERVICE WITH METER AND BACKFLOW PER OSD W-5 AND W-12   |
| 15 | PROPOSED RESIDENTIAL WATER SERVICE WITH METER AND BACKFLOW PER OSD W-5 AND W-12  |
| 16 | PROPOSED FIRE SERVICE WITH DCDA PER OSD W-14   |
| 17 | PROPOSED FDC   |
| 18 | PROPOSED IRRIGATION SERVICE WITH METER AND BACKFLOW PER OSD W-4  |
| 19 | PROPOSED STORM WATER VOLUME RETENTION PLANTER  |
| 20 | PROPOSED PROPRIETARY STORM WATER TREATMENT MODULE  |
| 21 | PROPOSED STORM DRAIN INLET PER SDRSD D-2   |
| 22 | PROPOSED STORM DRAIN PIPE. ALL UTILITY CROSSINGS TO BE POTHOLED PRIOR TO INSTALLATION.   |
| 23 | PROPOSED DRAINAGE DITCH PER SDRSD D-75   |
| 24 | PROPOSED CURB AND GUTTER PER SDRSD G-2, TYPE 'G'   |
| 25 | PROPOSED P.C.C. SIDEWALK PER SDRSD G-7   |
| 26 | PROPOSED GRIND AND OVERLAY TO CENTERLINE, RESTRIPE AS REQUIRED   |
| 27 | PROPOSED SLURRY SEAL TO CENTERLINE, RESTRIPE AS REQUIRED. EXISTING PAVEMENT SECTION TO BE VERIFIED AT TIME OF CONSTRUCTION, EXISTING MYERS STREET ASSUMED 5" AC PAVING OVER 8" BASE PER SOILS ENGR |
| 28 | PROPOSED P.C.C. DRIVEWAY   |
| 29 | PROPOSED SAWCUT LINE   |
| 30 | PROPOSED 5'X5' CLEAR SIGHT TRIANGLES 30" MAX. WALL HEIGHT WITHIN TRIANGLES   |
| 31 | PROPOSED 200' SIGHT DISTANCE FOR 30 MPH PER OSD T-1 AND CALTRANS DESIGN MANUAL   |
| 32 | PROPOSED PARALLEL STALL  |
| 33 | PROPOSED CURB RAMP   |
| 34 | PROPOSED UNDERGROUND PARKING GARAGE  |
| 35 | PROPOSED COMMERCIAL LOADING ZONE   |
| 36 | PROPOSED USPS PARKING  |
| 37 | PROPOSED SIDEWALK UNDERDRAIN PER SDRSD D-27  |
| 38 | PROPOSED SEWER PUMP  |
| 39 | PROPOSED PROPRIETARY MODULAR WETLAND SYSTEM PER DETAIL C ON SHEET 1  |
| 41 | PROPOSED STREET LIGHT  |
| 43 | PROPOSED TREE WELL PER DETAIL "E" ON SHEET 10  |

SEE SHEET 5

Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

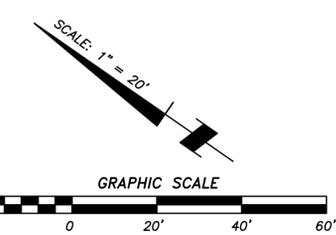
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Sheet 4 of 11  
 TITLE HORIZONTAL/UTILITY PLAN BLOCK 5

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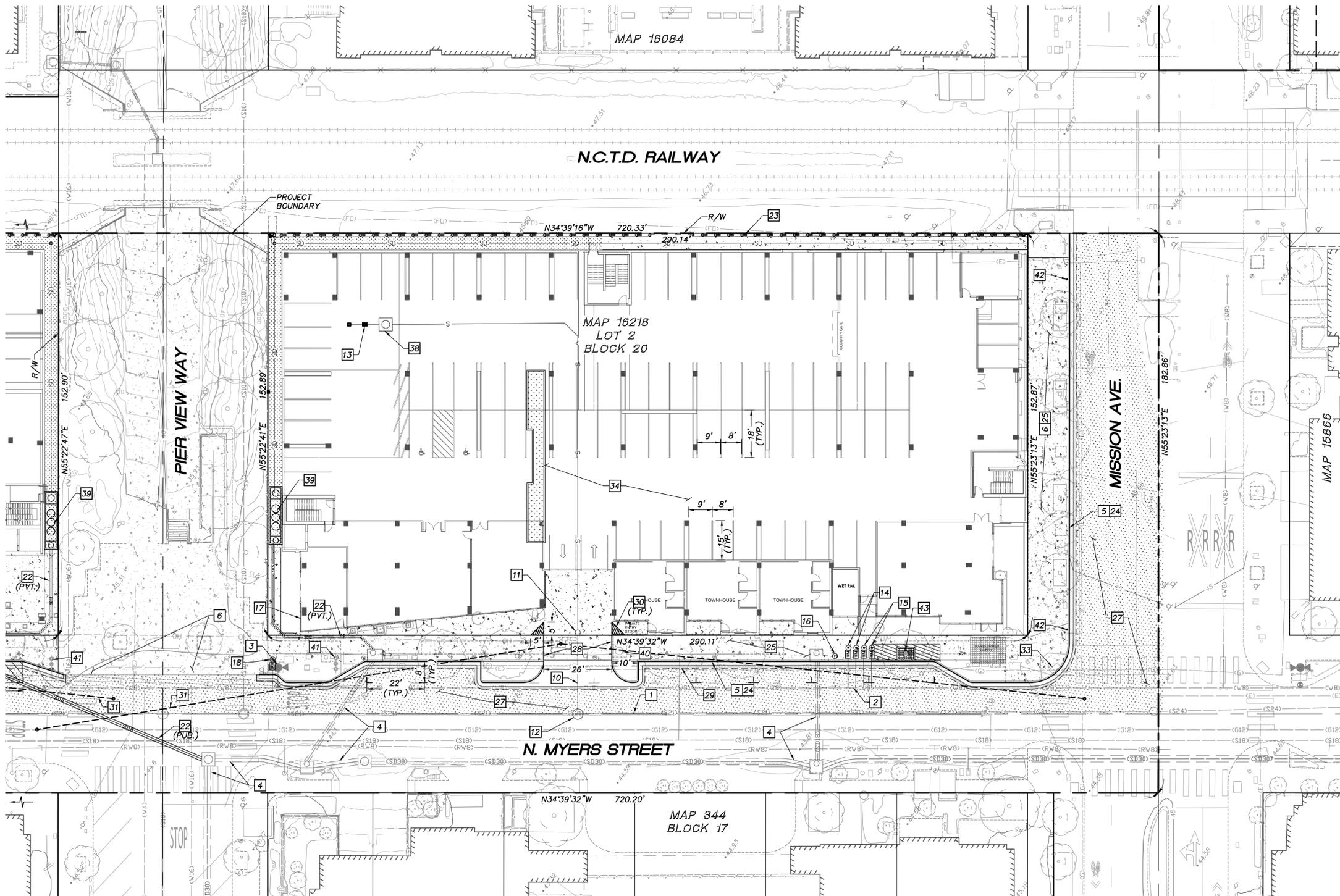
AARON PARKER DATE



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**PLAN NOTES**

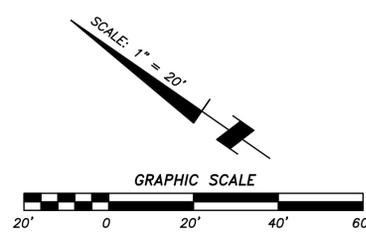
- | DESCRIPTION |   |
|-------------|---|
| 1           | EXISTING 21" P.V.C. SEWER PER   |
| 2           | EXISTING 8" WATER   |
| 3           | EXISTING F.H.   |
| 4           | EXISTING STORM DRAIN  |
| 5           | EXISTING CURB AND GUTTER  |
| 6           | EXISTING SIDEWALK   |
| 10          | PROPOSED SEWER LATERAL PER OSD S-2, M-1, AND SDRSD S-5  |
| 11          | PROPOSED INSPECTION MANHOLE PER OSD S-7   |
| 12          | PROPOSED S.M.H. PER OSD S-5   |
| 13          | PROPOSED SAND/OIL SEPARATOR   |
| 14          | PROPOSED COMMERCIAL WATER SERVICE WITH METER AND BACKFLOW PER OSD W-5 AND W-12  |
| 15          | PROPOSED RESIDENTIAL WATER SERVICE WITH METER AND BACKFLOW PER OSD W-5 AND W-12   |
| 16          | PROPOSED FIRE SERVICE WITH DCDA PER OSD W-14  |
| 17          | PROPOSED FDC  |
| 18          | PROPOSED IRRIGATION SERVICE WITH METER AND BACKFLOW PER OSD W-4   |
| 19          | PROPOSED STORM WATER VOLUME RETENTION PLANTER   |
| 20          | PROPOSED PROPRIETARY STORM WATER TREATMENT MODULE   |
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| 36          | PROPOSED USPS PARKING   |
| 37          | PROPOSED SIDEWALK UNDERDRAIN PER SDRSD D-27   |
| 38          | PROPOSED SEWER PUMP   |
| 39          | PROPOSED PROPRIETARY MODULAR WETLAND SYSTEM PER DETAIL C ON SHEET 1   |
| 40          | RELOCATE EXISTING DRY UTILITY VAULT IF NECESSARY  |
| 41          | PROPOSED STREET LIGHT   |
| 42          | PROPOSED SIGN "TRUCKS USE N. PACIFIC ST. TO PIER VIEW WAY"  |
| 43          | PROPOSED TREE WELL PER DETAIL "E" ON SHEET 10   |



SEE SHEET 4

Revision 4: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

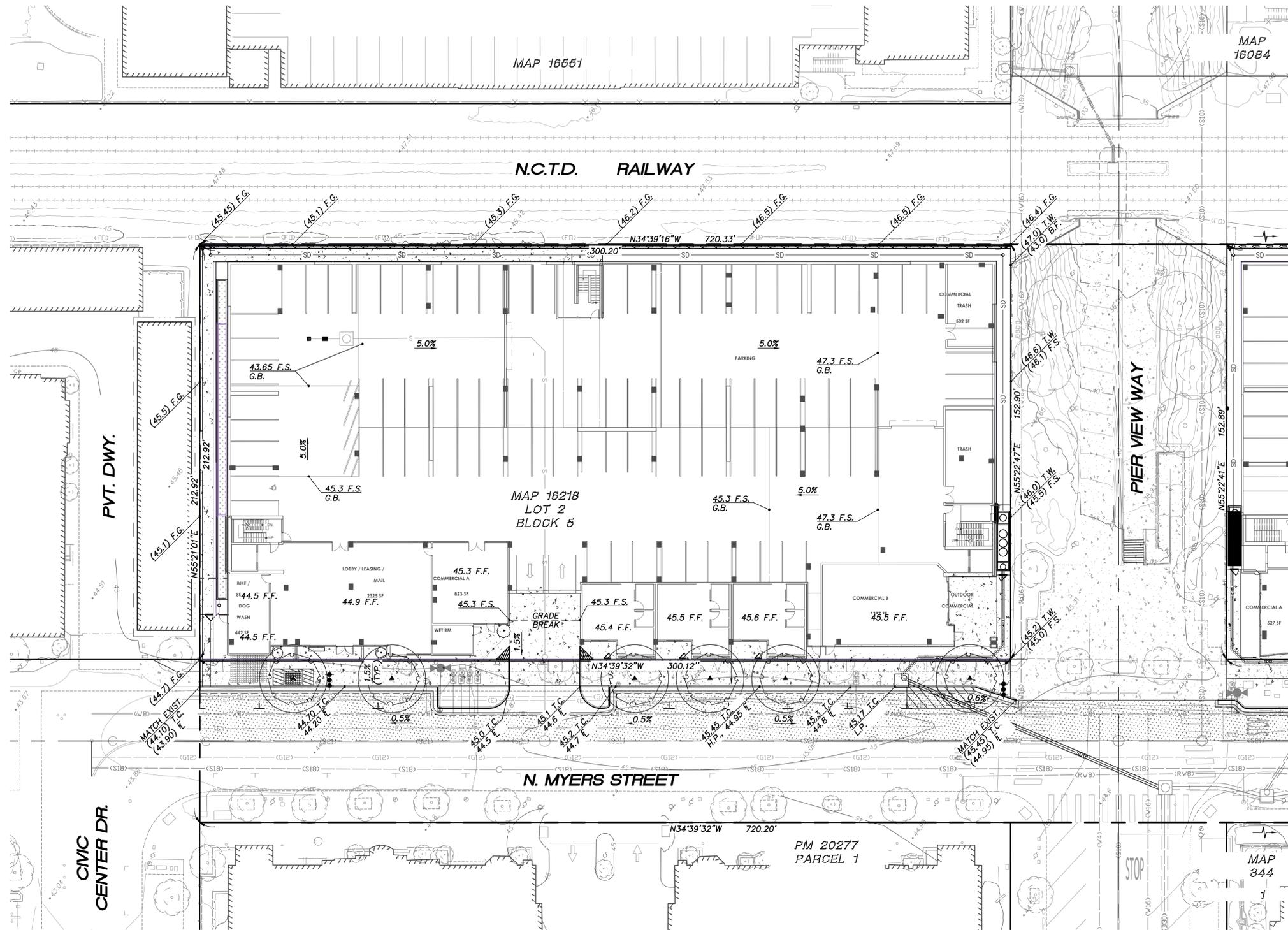
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 Sheet 5 of 11  
 TITLE HORIZONTAL/UTILITY PLAN BLOCK 20



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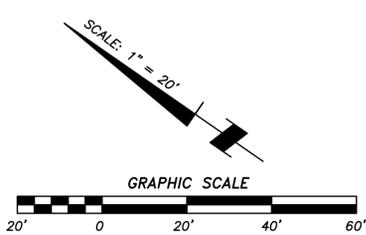
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SEE SHEET 7

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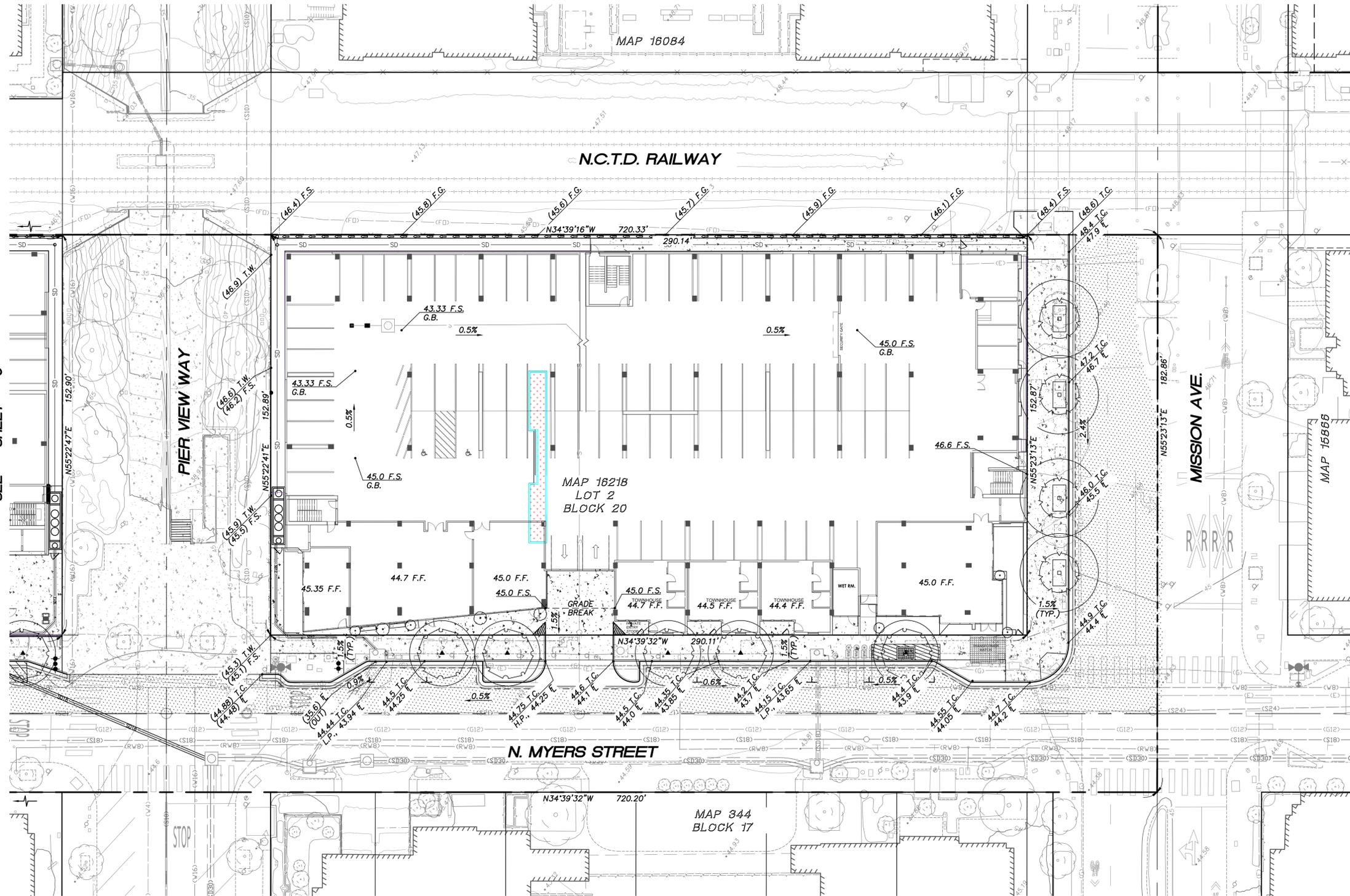
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 Sheet 6 of 11  
 TITLE: SITE/GRADING PLAN BLOCK 5



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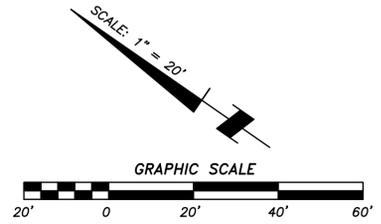
SEE SHEET 6



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 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

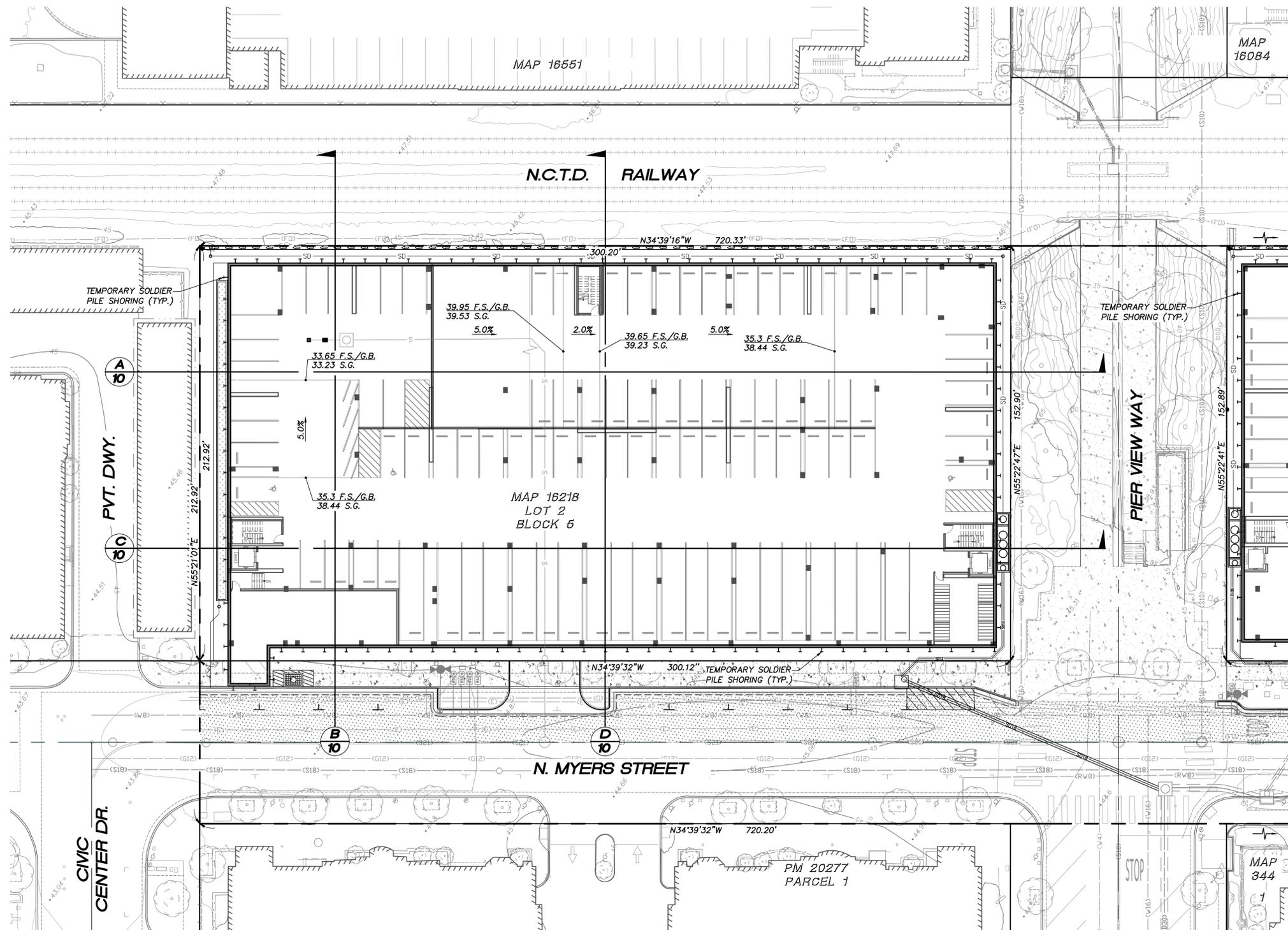
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 Sheet 7 of 11  
 TITLE: SITE/GRADING PLAN BLOCK 20

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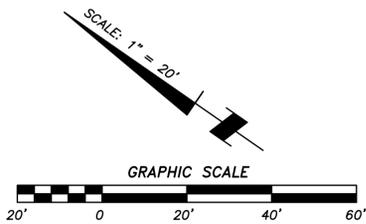
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SEE SHEET 9

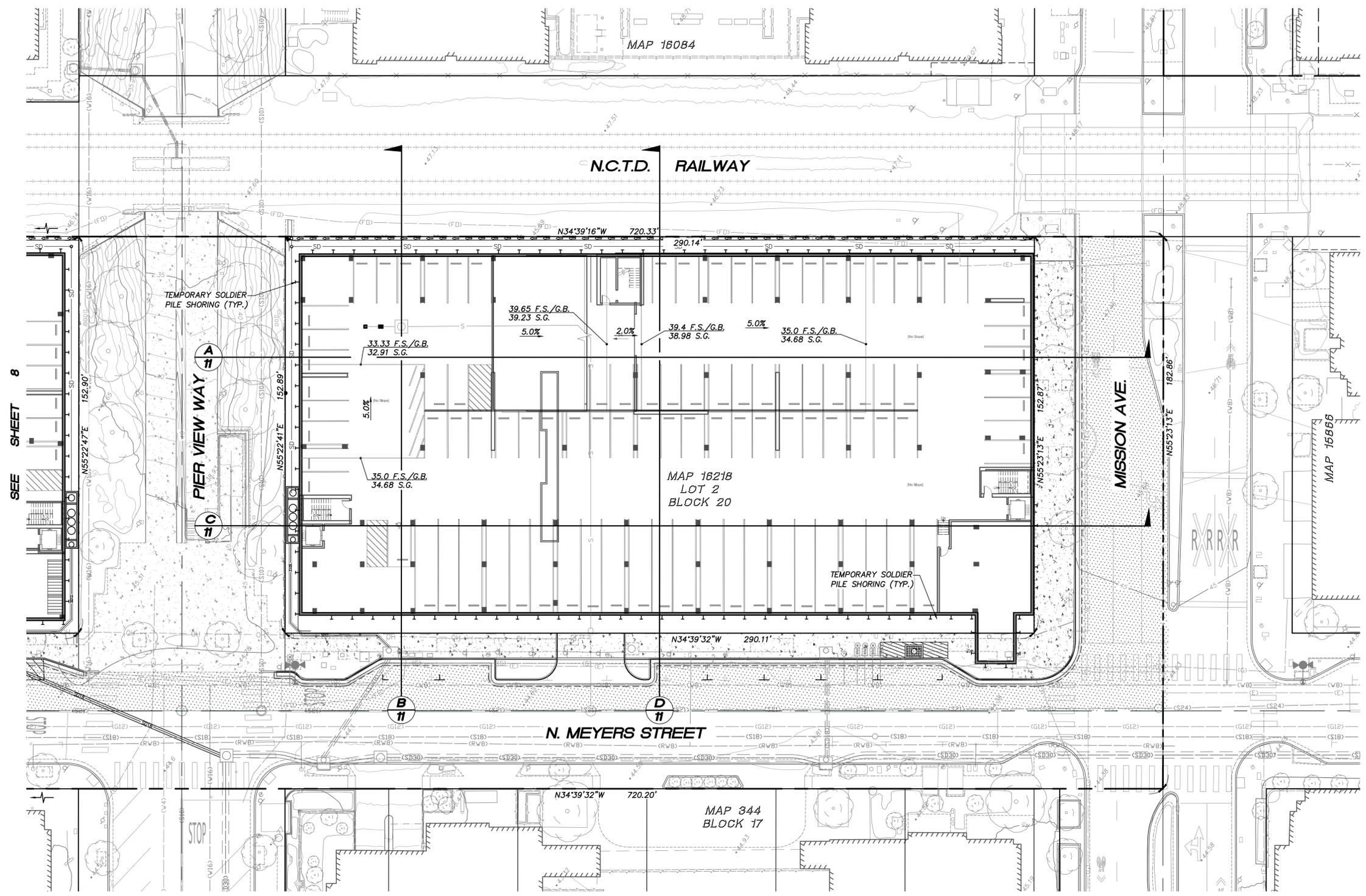
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 Revision 2: \_\_\_\_\_  
 Revision 1: \_\_\_\_\_

Original Date: 11-22-23  
 Sheet 8 of 11  
 TITLE: BASEMENT SITE/GRADING PLAN BLOCK 5



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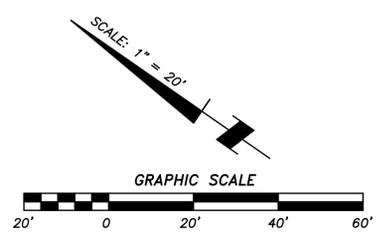


**NOTE:**  
TIEBACKS WITHIN THE R/W MUST BE REMOVED FROM THE UPPER 20' MEASURED FROM FINISH SURFACE.  
STEEL BEAMS WITHIN THE R/W MUST BE REMOVED FROM THE UPPER 5' MEASURED FROM FINISH SURFACE.

SEE SHEET 8

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Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_

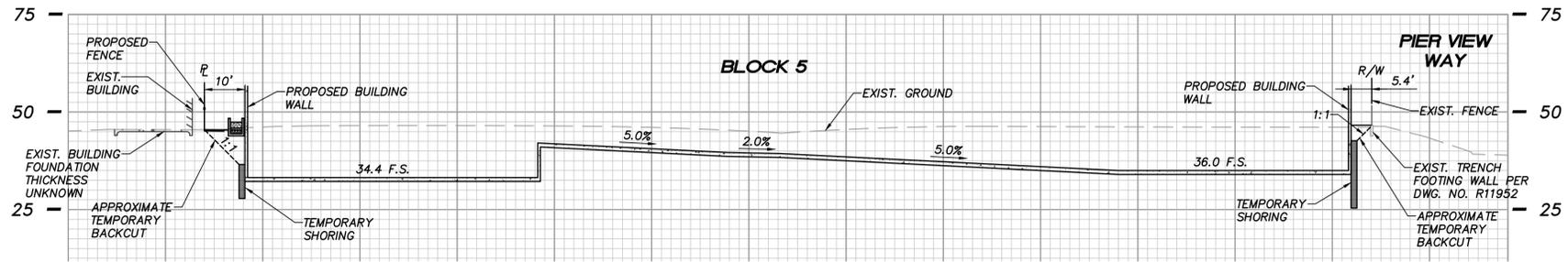
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Sheet 9 of 11  
TITLE: BASEMENT SITE/GRADING PLAN BLOCK 20



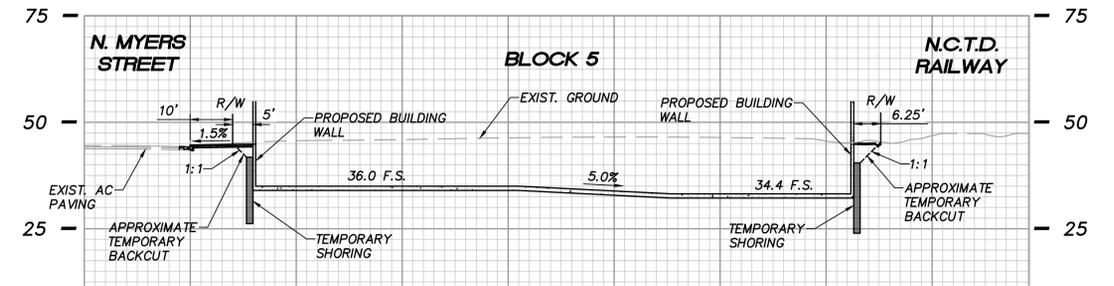
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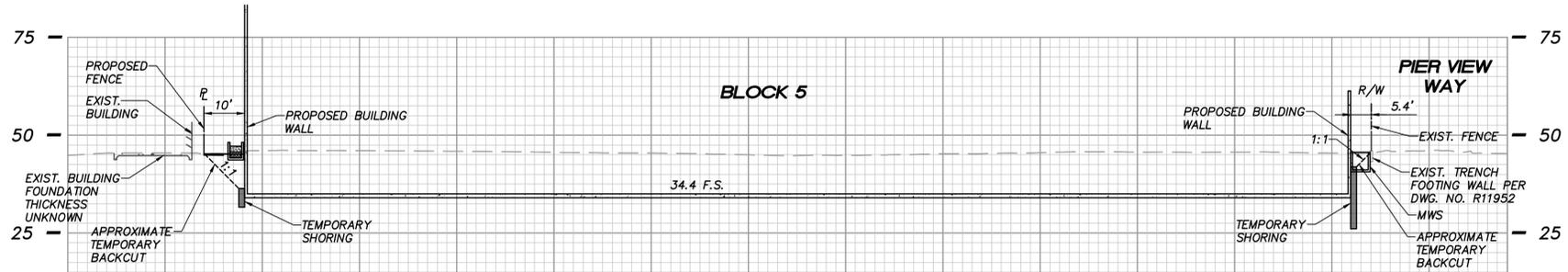
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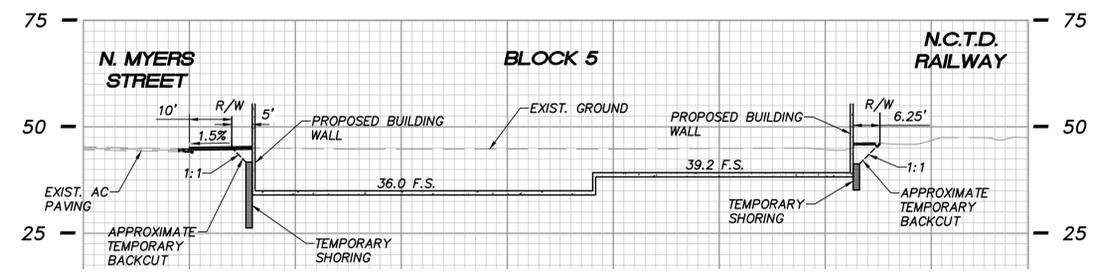
**A** SITE SECTION 1 BLOCK 5 NORTH - SOUTH  
SCALE: 1" = 20'(H),(V)



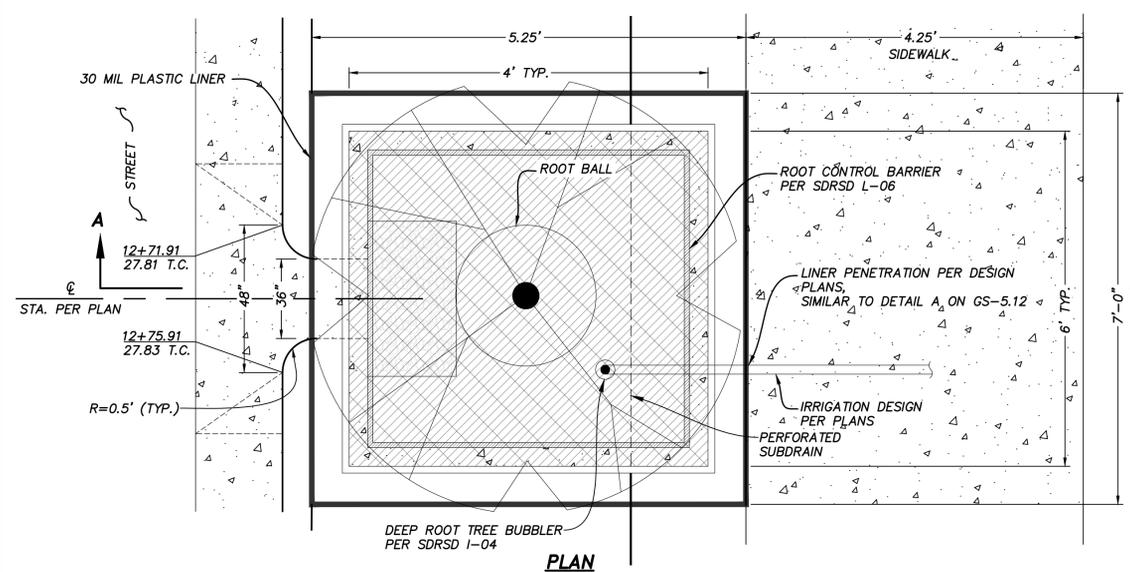
**B** SITE SECTION 2 BLOCK 5 EAST - WEST  
SCALE: 1" = 20'(H),(V)



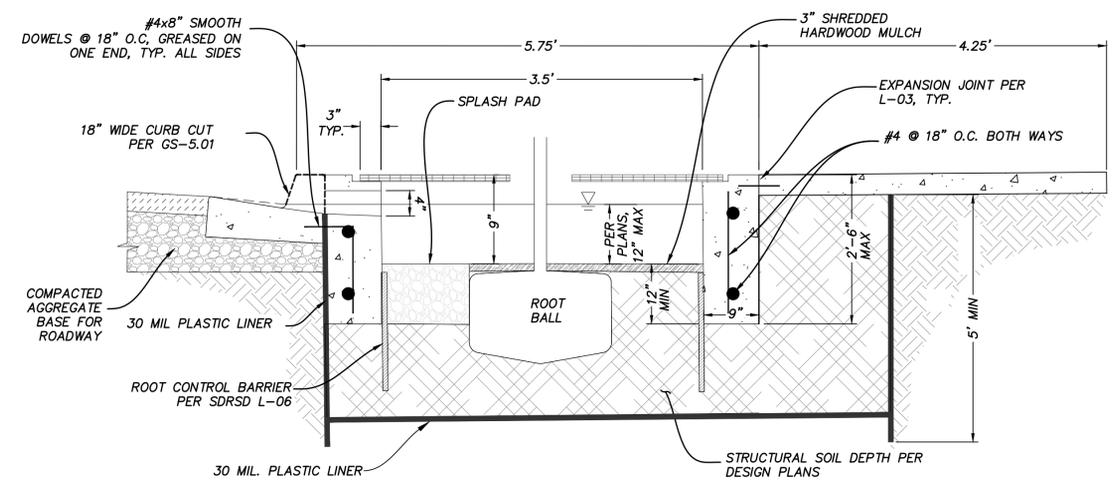
**C** SITE SECTION 1 BLOCK 5 NORTH - SOUTH  
SCALE: 1" = 20'(H),(V)



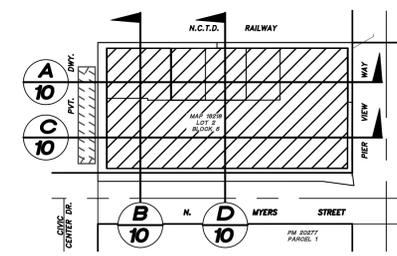
**D** SITE SECTION 3 BLOCK 5 EAST - WEST  
SCALE: 1" = 20'(H),(V)



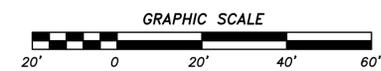
**E** DETAIL ~ 20' TREE WELL  
NOT TO SCALE



SECTION A-A



KEY MAP - BLOCK 5  
NOT TO SCALE

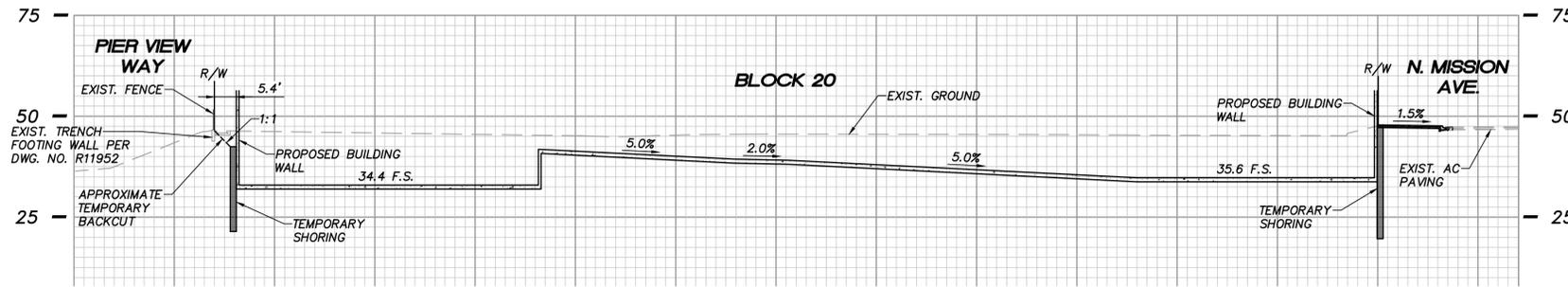


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Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_

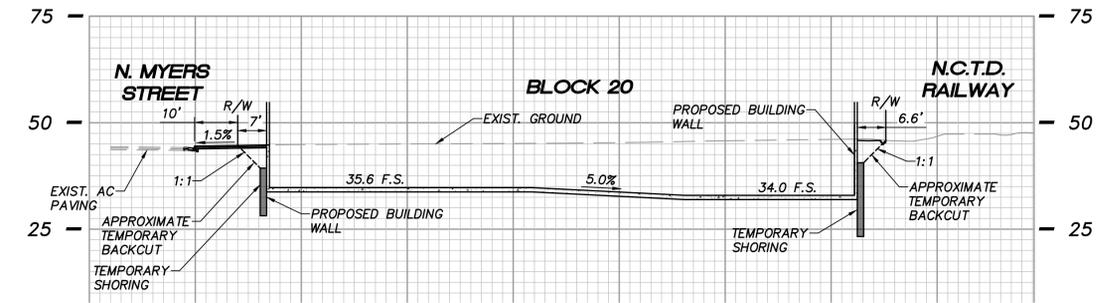
Original Date: 11-22-23  
Sheet 10 of 11  
TITLE SITE SECTIONS BLOCK 5

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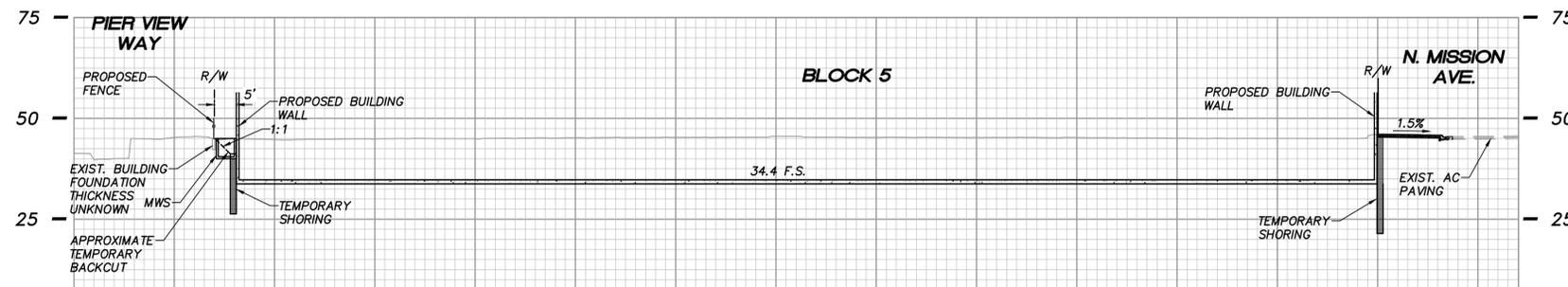




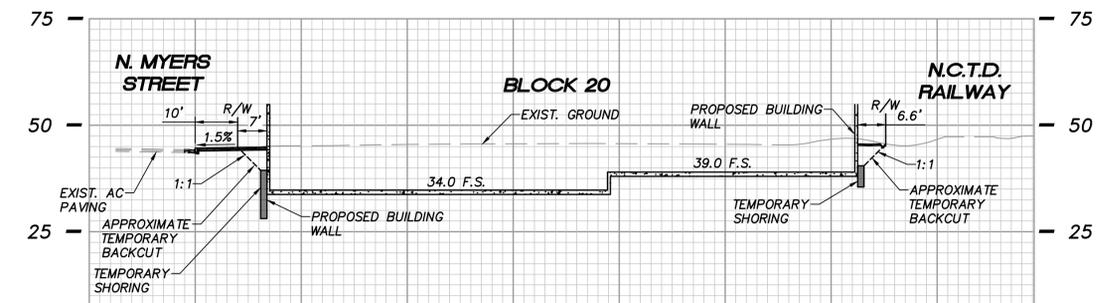
**A**  
11 SITE SECTION 1 BLOCK 20 NORTH - SOUTH  
SCALE: 1" = 20'(H),(V)



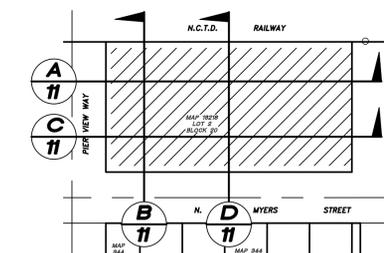
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SCALE: 1" = 20'(H),(V)



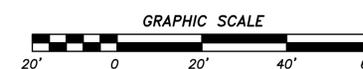
**C**  
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SCALE: 1" = 20'(H),(V)



**D**  
11 SITE SECTION 3 BLOCK 20 EAST - WEST  
SCALE: 1" = 20'(H),(V)



**KEY MAP - BLOCK 20**  
NOT TO SCALE



Revision 4: \_\_\_\_\_  
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Sheet 11 of 11

TITLE SITE SECTIONS BLOCK 20

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# OCEANSIDE BLOCKS 5 & 20

## OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044  
DATE 02 | 11 | 25



### TREE REPLACEMENT CALCS

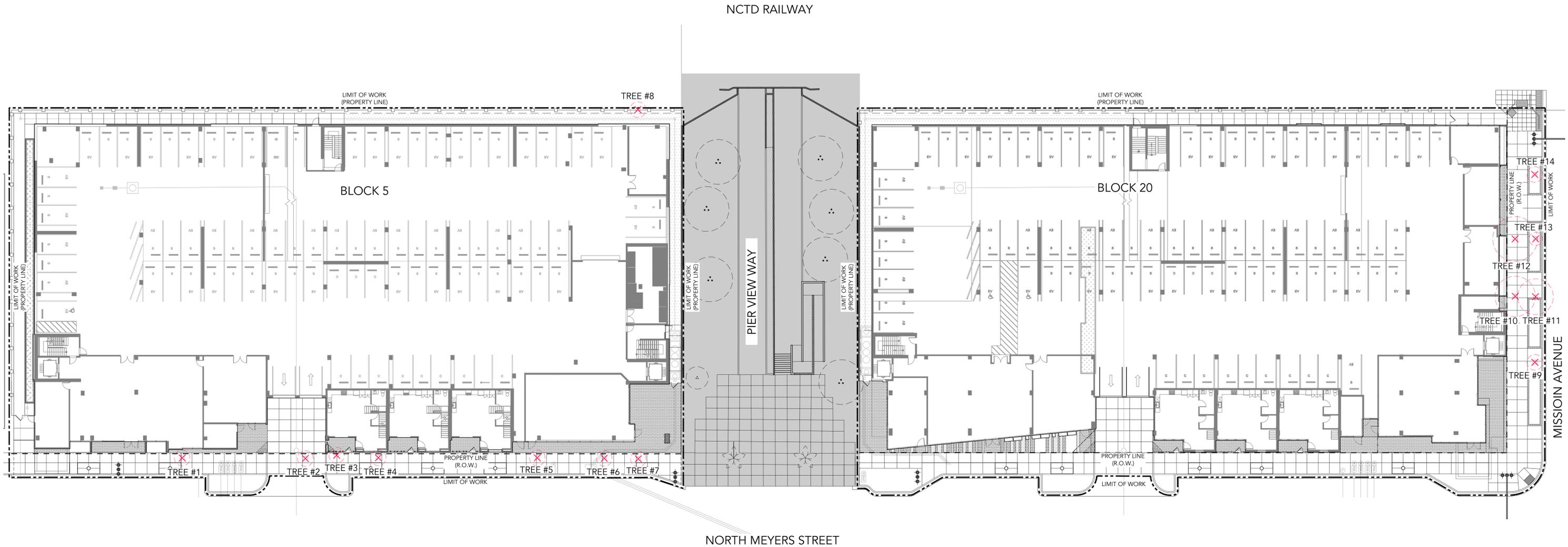
EXISTING TREE QUANTITY	13
BLOCK 5	8
BLOCK 20	6
REPLACEMENT TREE QUANTITY	31
BLOCK 5	18
BLOCK 20	10
<b>CANOPY DIA. AND BTH REPLACEMENT</b>	
TOTAL EXISTING DBH	60'
TOTAL EXISTING BTH	450'
TOTAL REPLACEMENT DBH	480'
TOTAL REPLACEMENT BTH	125'

### TREE REPLACEMENT LEGEND

QUANTITY	BOTANICAL NAME	COMMON NAME	BTH/DBH
<b>BLOCK 5</b>			
6	PODOCARPUS GRACILIOR	FERN PINE	25' DBH
2	ARBUTUS 'MARINA'	'MARINA' STRAWBERRY TREE	20' DBH
10	ARCHONTOPHOEMIZ CUNNINGHAMIANA	KING PALM	15' BTH
<b>BLOCK 20</b>			
4	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	30' DBH
5	PODOCARPUS GRACILIOR	FERN PINE	25' DBH
1	ARBUTUS 'MARINA'	'MARINA' STRAWBERRY TREE	20' DBH

### EXISTING TREE LEGEND

NO.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION	REASON
<b>BLOCK 5</b>						
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	40' BTH	FAIR	REMOVE	IN CONFLICT
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	45' BTH	FAIR	REMOVE	IN CONFLICT
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	50' BTH	FAIR	REMOVE	IN CONFLICT
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	45' BTH	FAIR	REMOVE	IN CONFLICT
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	35' BTH	FAIR	REMOVE	IN CONFLICT
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	50' BTH	FAIR	REMOVE	IN CONFLICT
7	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	50' BTH	FAIR	REMOVE	IN CONFLICT
8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	45' BTH	FAIR	REMOVE	IN CONFLICT
<b>BLOCK 20</b>						
9	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	50' BTH	FAIR	REMOVE	IN CONFLICT
10	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	18' DBH	POOR	REMOVE	OVERGROWN
11	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	16' DBH	POOR	REMOVE	OVERGROWN
12	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	20' DBH	POOR	REMOVE	OVERGROWN
13	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	6' DBH	POOR	REMOVE	POOR HEALTH
14	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	40' BTH	FAIR	REMOVE	IN CONFLICT



# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



# NOTES

- GENERAL NOTES**
- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
  - LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
  - ALL REQUIRED PRIVATE AND PUBLIC RIGHT OF WAY LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
  - ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
- IRRIGATION NOTES**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
- PLANTING NOTES**
- THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
  - THE CURRENT GENERAL NOTES BELOW REFER TO THE PLACEMENT OF TREES AND THEIR DISTANCES FROM HARDSCAPE AND OTHER UTILITIES/STRUCTURES. PLEASE SHOW THE CITY OF OCEANSIDE'S CURRENT TREE PLANTING DISTANCES/ SPACING ON THE CLP AND SPACE PROPOSED TREES ACCORDINGLY.
- STREET TREES AND OTHER TREES SHALL BE SPACED**
- 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE AND PULL BOXES.
  - 5 FEET FROM MAILBOXES.
  - 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
  - 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES WITHOUT EASEMENT (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
  - 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
  - 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
  - 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
  - 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
  - STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
  - LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
  - MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
  - SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.
  - WHEN IN R.O.W. 24" BOX MIN. SIZE TO BE INSTALLED PER CITY OF OCEANSIDE STANDARD DRAWING NO. 211A
  - WASHINGTONIA ROBUSTA, IF USED A SHADE TREE SHALL BE USED ALONG WITH THE MEXICAN FAN PALM.
- FIRE NOTES**
- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
  - ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3 FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
  - ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE- STORY BUILDING IS 28- FEET WIDE.
  - ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14- FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.
- GRADING AND DRAINAGE NOTE**
- REFER TO CIVIL'S CONCEPTUAL GRADING AND UTILITY PLAN FOR GRADES AND DRAINAGE INFORMATION.
- C. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.**

# MINIMUM SITE LANDSCAPE

GROSS SITE ACREAGE	3.52 AC
NET SITE ACREAGE (BUILDINGS AND STREETS REMOVED)	2.07 AC
REQUIRED LANDSCAPE COVERAGE (25% MINIMUM FOR NEW CONSTRUCTION)	0.52 AC (22,561 SF)
PROVIDED LANDSCAPE AREA	
BLOCK 5	
LEVEL 1 COVERAGE	0.12 AC (5,020 SF)
LEVEL 3 COVERAGE	0.23 AC (10,170 SF)
LEVEL 8 COVERAGE	0.04 AC (1,628 SF)
SUBTOTAL	0.39 AC (16,799 SF)
BLOCK 20	
LEVEL 1 COVERAGE	0.11 AC (4,776 SF)
LEVEL 3 COVERAGE	0.17 AC (7,201 SF)
LEVEL 7 COVERAGE	0.02 AC (1,091 SF)
SUBTOTAL	0.30 AC (13,068 SF)
TOTAL PROVIDED LANDSCAPE COVERAGE	0.69 AC (30,195 SF)
PERCENTAGE OF GROSS SITE ACREAGE	33 %

PLEASE NOTE WAIVER (W-11) TO LANDSCAPE STANDARDS UNDER CDD 1232 AND 1232 (P.A.S) TO PERMIT THE OVERALL LANDSCAPE PERCENTAGE TO INCLUDE PLANTING AREAS, RAISED PLANTERS, PATIOS, POOL AREAS AND OTHER OUTDOOR RECREATIONAL FACILITIES INCLUDING ON-SITE PUBLIC PLAZAS, INTERNAL COURTYARDS, AND ROOFTOP DECKS.

# PERMEABLE SURFACE AREA

SURFACE AREA	
BLOCK 5 (NET ACREAGE)	1.054 AC
BLOCK 20 (NET ACREAGE)	1.018 AC
TOTAL AREA	2.072 AC
REQUIRED PERMEABLE SURFACE AREA FOR PROJECT SITES 1 ACRE OR MORE	0.456 AC 22% MIN.
PROVIDED PERMEABLE SURFACE AREA	
BLOCK 5	
LEVEL 1 PERMEABLE SURFACE	0.064 AC (2,782 SF)
LEVEL 3 PERMEABLE SURFACE	0.159 AC (6,929 SF)
LEVEL 8 PERMEABLE SURFACE	0.035 AC (1,510 SF)
BLOCK 20	
LEVEL 1 PERMEABLE SURFACE	0.068 AC (2,971 SF)
LEVEL 3 PERMEABLE SURFACE	0.119 AC (5,196 SF)
LEVEL 7 PERMEABLE SURFACE	0.025 AC (1,091 SF)
TOTAL	0.47 AC (20,459 SF)
PERCENTAGE PROVIDED	23%

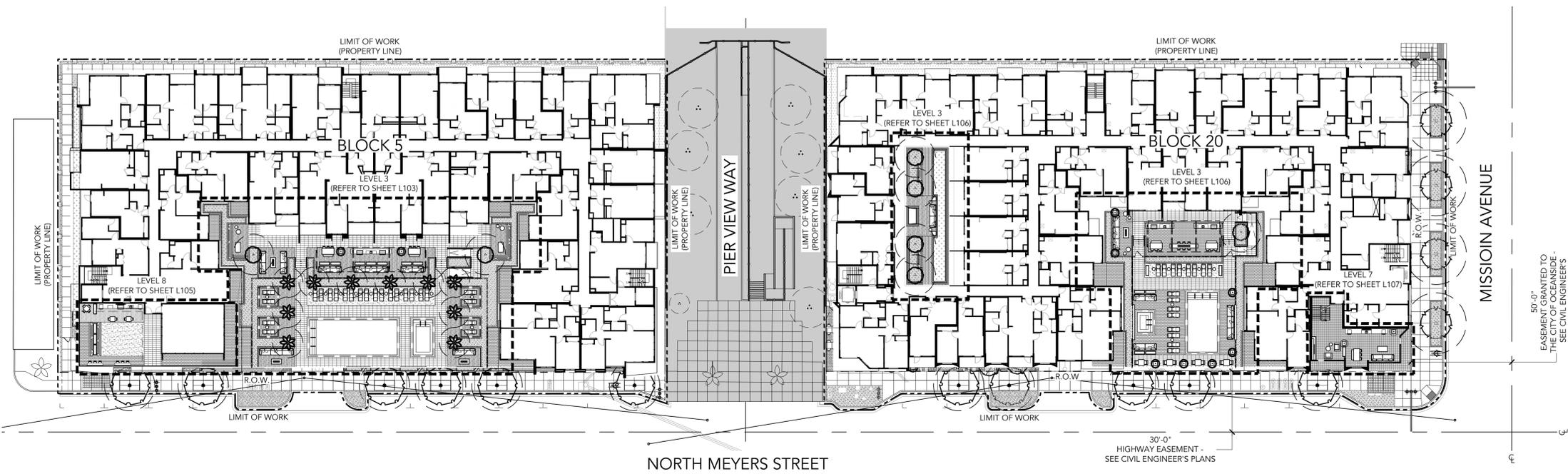
# CANOPY COVERAGE CALCS

NET PROJECT ACREAGE	2.072 AC (90,246 SF)
REQUIRED CANOPY AREA (12%)	0.248 AC (10,829 SF)
BLOCK 5 CANOPY AREA	0.123 AC (5,341 SF)
BLOCK 20 CANOPY AREA	0.186 AC (8,108 SF)
TOTAL CANOPY AREA PROVIDED (15%)	0.309 AC (13,449 SF)
TREE SPECIES MATURE SIZE	
PODOCARPUS GRACILIOR	25 FT DIA.
CUPANIOPSIS ANACARDIOIDES	30 FT DIA.
ARCHONTOPHOENIX CUNNINGHAMIANA	15 FT DIA.
ARBUTUS 'MARINA'	20 FT DIA.



# PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
(Symbol)	STREET TREE   MISSION AVENUE (TO MATCH ADJACENT BLOCK)			(Symbol)	SHRUBS & UNDERSTORY		
(Symbol)	CUPANIOPSIS ANACARDIOIDES CARROT WOOD TREE	36" BOX (STD.)	M	(Symbol)	AGAVE SPP. AGAVE	1 GAL.	L
(Symbol)	STREET TREE   NORTH MYERS WAY (TO MATCH ADJACENT BLOCK)			(Symbol)	ALOE SPP. ALOE	1 GAL.	L
(Symbol)	PODOCARPUS GRACILIOR FERN PINE	36" BOX (STD.)	M	(Symbol)	CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' NATAL PLUM	1 GAL.	L
(Symbol)	ACCENT TREES			(Symbol)	CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	5 GAL.	L
(Symbol)	ARBUTUS 'MARINA' 'MARINA' STRAWBERRY TREE	36" BOX (MULTI.)	L	(Symbol)	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L
(Symbol)	OLEA EUROPAEA 'SWAN HILL' 'SWAN HILL' OLIVE (FRUITLESS)	36" BOX (MULTI.)	L	(Symbol)	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L
(Symbol)	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' SOUTHERN MAGNOLIA	36" BOX	M	(Symbol)	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL
(Symbol)	JACARANDA MIMOSIFOLIA 'BONSAI BLUE' 'BONSAI BLUE' JACARANDA TREE	36" BOX	M	(Symbol)	LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M
(Symbol)	LOPHOSTEMON CONFERTUS BRISBANE BOX TREE	36" BOX	M	(Symbol)	LOMANDRA LONGIFOLIA DWARF MAT RUSH	5 GAL.	L
(Symbol)	ARAUCARIA HETEROPHYLLA KING PALM	36" BOX	M	(Symbol)	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	L
(Symbol)	SPECIMEN PALM TREE			(Symbol)	PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M
(Symbol)	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M	(Symbol)	PHORMIUM SPP. FLAX	5 GAL.	M
(Symbol)	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M	(Symbol)	PITTOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M
(Symbol)	PHOENIX DACTYLIFERA 'MEDJOO' 'MEDJOO' DATE PALM	15' BTH (STD.)	L	(Symbol)	PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOD	1 GAL.	VL
(Symbol)	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L	(Symbol)	RHAPHIOLEPIS INDICA 'CLARA' 'CLARA' INDIAN HAWTHORN	5 GAL.	L
(Symbol)				(Symbol)	RHAPHIOLEPIS UMBELLATA 'MINOR' YEDDO HAWTHORN	5 GAL.	L
(Symbol)				(Symbol)	SALVIA LEUCOPHYLLA 'POINT SAL' 'POINT SAL' PURPLE SAGE	5 GAL.	VL
(Symbol)				(Symbol)	SESLERIA X 'GREENLEE' 'GREENLEE' MOOR GRASS	1 GAL.	M
(Symbol)				(Symbol)	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL.	L
(Symbol)				(Symbol)	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE QUEEN SPIDERWORT	1 GAL.	M
(Symbol)				(Symbol)	WESTRINGIA FRUTICOSA 'MORNING LIGHT' 'MORNING LIGHT' WESTRINGIA	5 GAL.	L
(Symbol)				(Symbol)	VINES		
(Symbol)				(Symbol)	BOUGAINVILLEA 'SAN DIEGO RED' 'SAN DIEGO RED' BOUGAINVILLEA	5 GAL.	L
(Symbol)				(Symbol)	FICUS REPENS CREEPING FIG	5 GAL.	M
(Symbol)				(Symbol)	LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL.	L
(Symbol)				(Symbol)	TECOMA X ALATA ORANGE BELLS	5 GAL.	L
(Symbol)				(Symbol)	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	M
(Symbol)				(Symbol)	BIORETENTION PLANTING		



### PAVING NOTE

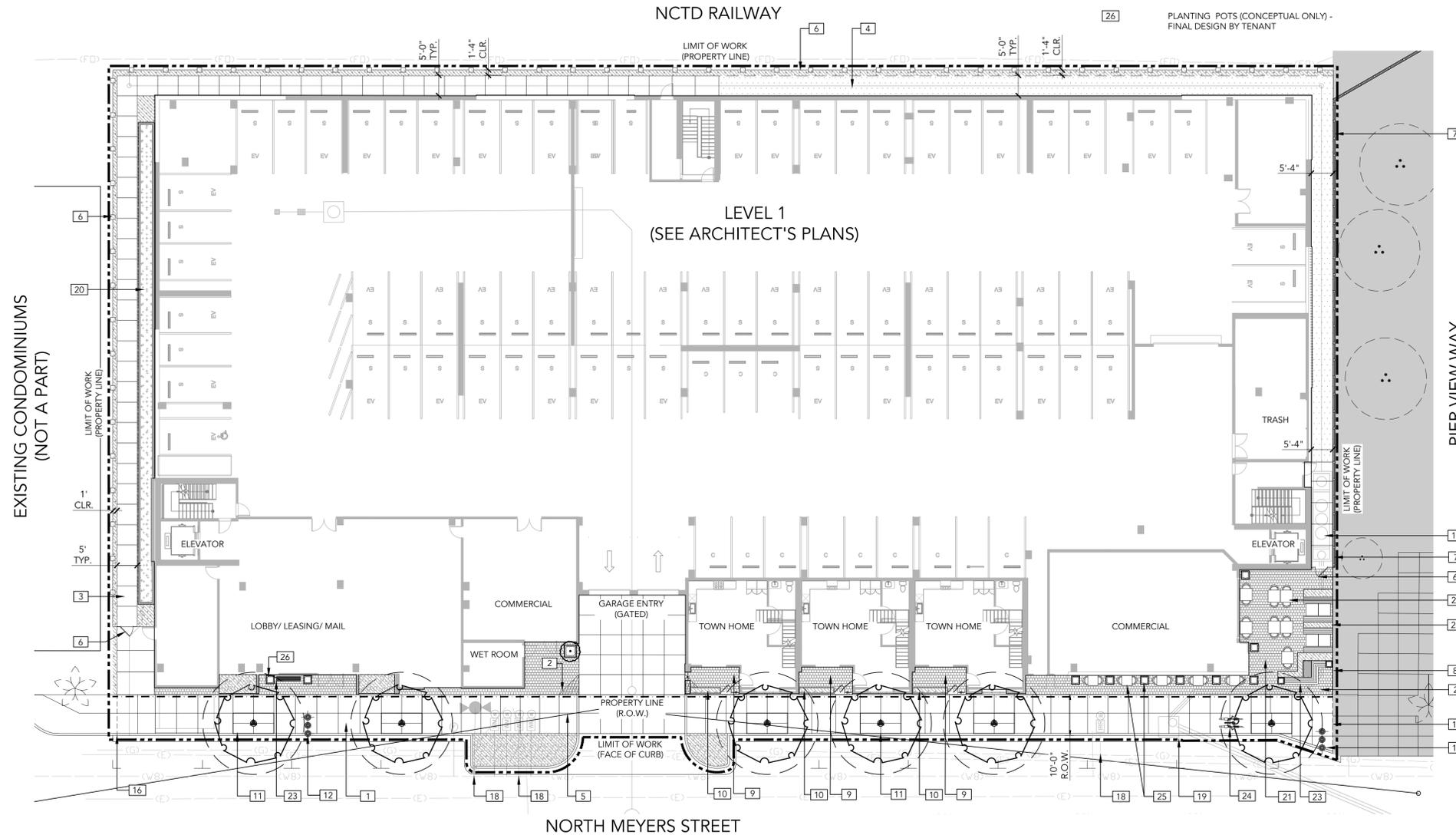
PLEASE NOTE THAT ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA)

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE WALK (WITHIN R.O.W.) NATURAL GRAY WITH MEDIUM BROOM FINISH (TO MATCH CITY OF OCEANSIDE CITY STD.)		13	DECORATIVE DOUBLE-HEAD POLE FIXTURE WITH TRAFFIC LIGHT ARM - TO MATCH CITY OF OCEANSIDE STANDARD	D/L109
2	ENHANCED PAVING (PRIVATE PROPERTY)	A/L109	14	OPEN TREE WELL (5' W. X 10' L.) WITH BRICK BANDING PER CITY OF OCEANSIDE STD.	E/L109
3	EMERGENCY EGRESS (PRIVATE PROPERTY) NATURAL GRAY CONCRETE WITH MEDIUM BROOM FINISH		15	MODULAR WETLAND SYSTEM (4' W. X 19' L.) (SEE CIVIL ENGINEER'S PLANS)	
4	EMERGENCY ACCESS (PRIVATE PROPERTY) DECOMPOSED GRANITE WITH METAL HEADER		16	JOIN EXISTING PAVING	
5	LINE OF SIGHT, TYP.		17	EXISTING UTILITIES - SEE CIVIL ENGINEER'S PLANS	
6	PERIMETER ACCESS FENCE & GATE (6' HT. MIN. TUBE STEEL)	A/L110	18	PROPOSED UTILITIES - SEE CIVIL ENGINEER'S PLANS	
7	EXISTING DECORATIVE METAL FENCE AT PIER VIEW WAY (TO BE REMOVED)		19	PROPOSED DRAINAGE - SEE CIVIL ENGINEER'S PLANS	
8	EXISTING DECORATIVE METAL FENCE AT PIER VIEW WAY (TO BE REMOVED)		20	BIORETENTION - SEE CIVIL ENGINEER'S PLANS	
9	PRIVATE PATIO		21	COMMERCIAL PATIO	
10	PRIVATE PATIO RAILING & RAISED PLANTER	F/L109	22	RAISED PLANTER AT ACCENT WALL	D/L110
11	DECORATIVE METAL TREE GRATE (5' W. X 10' L.) TO MATCH CITY OF OCEANSIDE STANDARD	B/L109	23	BENCH	
12	DECORATIVE DOUBLE-HEAD POLE FIXTURE - TO MATCH CITY OF OCEANSIDE STANDARD	C/L109	24	BIKE RACK - 2 BIKE CAPACITY	
			25	SITE FURNISHINGS (CONCEPTUAL ONLY) - FINAL DESIGN BY TENANT	
			26	PLANTING POTS (CONCEPTUAL ONLY) - FINAL DESIGN BY TENANT	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
	<b>SHRUBS &amp; UNDERSTORY</b>						
	AGAVE SPP. AGAVE	1 GAL.	L				
	ALOE SPP. ALOE	1 GAL.	L				
	CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' 'NATAL PLUM	1 GAL.	L				
	CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' 'BOTTLEBRUSH	5 GAL.	L				
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L				
	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L				
	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL				
	LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M				
	LOMANDRA LONGIFOLIA DWARF MAT RUSH	5 GAL.	L				
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	L				
	PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M				
	PHORMIUM SPP. FLAX	5 GAL.	M				
	PITTOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M				
	PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOD	1 GAL.	VL				
	RHAPHIOLEPIS INDICA 'CLARA' 'CLARA' 'INDIAN HAWTHORN	5 GAL.	L				
	RHAPHIOLEPIS UMBELLATA 'MINOR' YEDDO HAWTHORN	5 GAL.	L				
	SALVIA LEUCOPHYLLA 'POINT SAL' 'POINT SAL' 'PURPLE SAGE	5 GAL.	VL				
	SESLERIA X 'GREENLEE' 'GREENLEE' 'MOOR GRASS	1 GAL.	M				
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL.	L				
	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE QUEEN 'SPIDERWORT	1 GAL.	M				
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' 'MORNING LIGHT' 'WESTRINGIA	5 GAL.	L				
	<b>VINES</b>						
	BOUGAINVILLEA 'SAN DIEGO RED' 'SAN DIEGO RED' 'BOUGAINVILLEA	5 GAL.	L				
	FICUS REPENS CREEPING FIG	5 GAL.	M				
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL.	L				
	TECOMA X ALATA ORANGE BELLS	5 GAL.	L				
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	M				
	<b>BIORETENTION PLANTING</b>						
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M				
	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M				
	PHOENIX DACTYLIFERA 'MEDJOOL' 'MEDJOOL' 'DATE PALM	15' BTH (STD.)	L				
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L				
	CUPANIOPSIS ANACARDIODES CARROT WOOD TREE	36" BOX (STD.)	M				
	STREET TREE   MISSION AVENUE (TO MATCH ADJACENT BLOCK)						
	STREET TREE   NORTH MYERS WAY (TO MATCH ADJACENT BLOCK)						
	PODOCARPUS GRACILIOR FERN PINE	36" BOX (STD.)	M				
	<b>ACCENT TREES</b>						
	ARBUTUS 'MARINA' 'MARINA' 'STRAWBERRY TREE	36" BOX (MULTI.)	L				
	OLEA EUROPAEA 'SWAN HILL' 'SWAN HILL' 'OLIVE (FRUITLESS)	36" BOX (MULTI.)	L				
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' 'SOUTHERN MAGNOLIA	36" BOX (STD.)	M				
	JACARANDA MIMOSIFOLIA 'BONSAI BLUE' 'BONSAI BLUE' 'JACARANDA TREE	36" BOX (STD.)	M				
	LOPHOSTEMON CONFERTUS BRISBANE BOX TREE	36" BOX (STD.)	M				
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND PINE	36" BOX (STD.)	M				
	<b>SPECIMEN PALM TREE</b>						



### PERMEABLE SURFACE AREA

SURFACE AREA	
BLOCK 5 (NET ACREAGE)	1.054 AC
BLOCK 20 (NET ACREAGE)	1.018 AC
TOTAL AREA	2.072 AC
REQUIRED PERMEABLE SURFACE AREA FOR PROJECT SITES 1 ACRE OR MORE	0.456 AC 22% MIN.
PROVIDED PERMEABLE SURFACE AREA	
BLOCK 5	
LEVEL 1 PERMEABLE SURFACE	0.064 AC (2,782 SF)
LEVEL 3 PERMEABLE SURFACE	0.038 AC (1,648 SF)
BLOCK 20	
LEVEL 1 PERMEABLE SURFACE	0.068 AC (2,971 SF)
LEVEL 3 PERMEABLE SURFACE	0.026 AC (1,149 SF)
TOTAL	0.196 AC (8,550 SF)
PERCENTAGE PROVIDED	9.5%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-12).

### CANOPY COVERAGE CALCS

NET PROJECT ACREAGE	2.072 AC (90,248 SF)
REQUIRED CANOPY AREA (12%)	0.248 AC (10,829 SF)
BLOCK 5 CANOPY AREA	0.123 AC (5,341 SF)
BLOCK 20 CANOPY AREA	0.184 AC (8,108 SF)
TOTAL CANOPY AREA PROVIDED	0.309 AC (13,449 SF)
TREE SPECIES MATURE SIZE	
PODOCARPUS GRACILIOR	25 FT DIA.
CUPANIOPSIS ANACARDIODES	30 FT DIA.
ARCHONTOPHOENIX CUNNINGHAMIANA	15 FT DIA.
ARBUTUS 'MARINA'	20 FT DIA.
TREE AT 100% MATURE SIZE (COUNTED TOWARD CANOPY COVERAGE)	
TREE AT 75% MATURE SIZE	

### MINIMUM SITE LANDSCAPE

GROSS SITE ACREAGE	3.52 AC
NET SITE ACREAGE (BUILDINGS AND STREETS REMOVED)	2.07 AC
REQUIRED LANDSCAPE COVERAGE (25% MINIMUM FOR NEW CONSTRUCTION)	0.52 AC (22,561 SF)
BLOCK 5 LANDSCAPE COVERAGE	0.10 AC (4,498 SF)
BLOCK 20 LANDSCAPE COVERAGE	0.12 AC (5,278 SF)
TOTAL PROVIDED LANDSCAPE COVERAGE	0.22 AC (9,776 SF)
PERCENTAGE OF GROSS SITE ACREAGE	11%

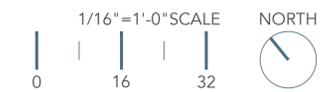
PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-11).

# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



BLOCK 5 - LEVEL 1 | L103



### PAVING NOTE

PLEASE NOTE THAT ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA)

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
[27]	RAISED PLANTER (PODIUM)	C/L110
[28]	EXPANDED PRIVATE PATIO (ACCESS FROM UNIT ONLY)	
[29]	POOL & SPA	
[30]	POOL ENCLOSURE FENCE & GATE	B/L110
[31]	LOUNGE AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[32]	FIRE PIT - (CONCEPTUAL ONLY)	E/L110
[33]	ENTERTAINMENT AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[34]	BARBECUE COUNTER	
[35]	CABANA (SHADE STRUCTURE)	F/L110
[36]	WATER FEATURE (CONCEPTUAL ONLY)	
[37]	STAIRS (POURED-IN-PLACE CONCRETE)	
[38]	ACCESSIBLE RAMP - (POURED-IN-PLACE CONCRETE)	
[39]	ENHANCED PAVERS	A/L109
[40]	SYNTHETIC TURF	
[41]	VIEWPOINTS	
[42]	OVERHEAD SHADE STRUCTURE - (CUSTOM)	
[43]	PLANTING POTS (CONCEPTUAL ONLY)	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
[Symbol]	STREET TREE   MISSION AVENUE (TO MATCH ADJACENT BLOCK)			[Symbol]	SHRUBS & UNDERSTORY		
[Symbol]	CUPANIOPSIS ANACARDIODES CARROT WOOD TREE	36" BOX (STD.)	M	[Symbol]	AGAVE SPP. AGAVE	1 GAL.	L
[Symbol]	STREET TREE   NORTH MYERS WAY (TO MATCH ADJACENT BLOCK)			[Symbol]	ALOE SPP. ALOE	1 GAL.	L
[Symbol]	PODOCARPUS GRACILIOR FERN PINE	36" BOX (STD.)	M	[Symbol]	CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' NATAL PLUM	1 GAL.	L
[Symbol]	ACCENT TREES			[Symbol]	CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	5 GAL.	L
[Symbol]	ARBUTUS 'MARINA' 'MARINA' STRAWBERRY TREE	36" BOX (MULTI.)	L	[Symbol]	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L
[Symbol]	OLEA EUROPAEA 'SWAN HILL' 'SWAN HILL' OLIVE (FRUITLESS)	36" BOX (MULTI.)	L	[Symbol]	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L
[Symbol]	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' SOUTHERN MAGNOLIA	36" BOX	M	[Symbol]	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL
[Symbol]	JACARANDA MIMOSIFOLIA 'BONSAI BLUE' 'BONSAI BLUE' JACARANDA TREE	36" BOX	M	[Symbol]	LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M
[Symbol]	LOPHOSTEMON CONFERTUS BRISBANE BOX TREE	36" BOX	M	[Symbol]	LOMANDRA LONGIFOLIA DWARF MAT RUSH	5 GAL.	L
[Symbol]	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND PINE	36" BOX	M	[Symbol]	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	L
[Symbol]	SPECIMEN PALM TREE			[Symbol]	PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M
[Symbol]	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M	[Symbol]	PHORMIUM SPP. FLAX	5 GAL.	M
[Symbol]	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M	[Symbol]	PITTOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M
[Symbol]	PHOENIX DACTYLIFERA 'MEDJOL' 'MEDJOL' DATE PALM	15' BTH (STD.)	L	[Symbol]	PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOD	1 GAL.	VL
[Symbol]	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L	[Symbol]	RHAPHIOLEPIS INDICA 'CLARA' 'CLARA' INDIAN HAWTHORN	5 GAL.	L
				[Symbol]	RHAPHIOLEPIS UMBELLATA 'MINOR' YEDDO HAWTHORN	5 GAL.	L
				[Symbol]	SALVIA LEUCOPHYLLA 'POINT SAL' 'POINT SAL' PURPLE SAGE	5 GAL.	VL
				[Symbol]	SESLERIA X 'GREENLEE' 'GREENLEE' MOOR GRASS	1 GAL.	M
				[Symbol]	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL.	L
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				[Symbol]	WESTRINGIA FRUTICOSA 'MORNING LIGHT' 'MORNING LIGHT' WESTRINGIA	5 GAL.	L
				[Symbol]	VINES		
				[Symbol]	BOUGAINVILLEA 'SAN DIEGO RED' 'SAN DIEGO RED' BOUGAINVILLEA	5 GAL.	L
				[Symbol]	FICUS REPENS CREEPING FIG	5 GAL.	M
				[Symbol]	LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL.	L
				[Symbol]	TECOMA X ALATA ORANGE BELLS	5 GAL.	L
				[Symbol]	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	M
				[Symbol]	BIORETENTION PLANTING		

### PERMEABLE SURFACE AREA

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BLOCK 20 (NET ACREAGE)	1.018 AC
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TOTAL	0.196 AC (8,550 SF)
PERCENTAGE PROVIDED	9.5%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-12).

### CANOPY COVERAGE CALCS

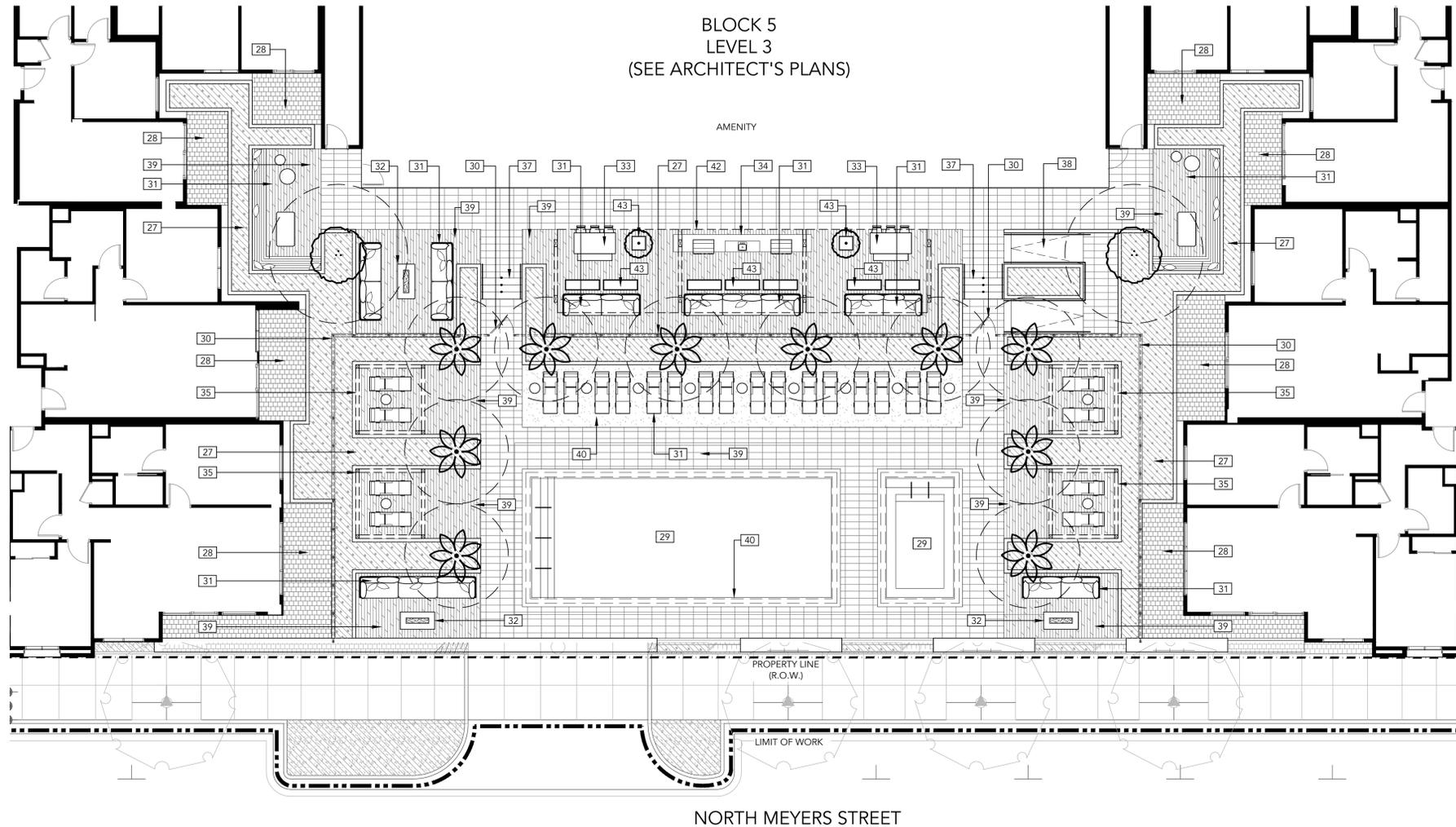
NET PROJECT ACREAGE	2.072 AC (90,248 SF)
REQUIRED CANOPY AREA (12%)	0.248 AC (10,829 SF)
BLOCK 5 CANOPY AREA	0.123 AC (5,341 SF)
BLOCK 20 CANOPY AREA	0.186 AC (8,108 SF)
TOTAL CANOPY AREA PROVIDED	0.309 AC (13,449 SF)
TREE SPECIES MATURE SIZE	
PODOCARPUS GRACILIOR	25 FT DIA.
CUPANIOPSIS ANACARDIODES	30 FT DIA.
ARCHONTOPHOENIX CUNNINGHAMIANA	15 FT DIA.
ARBUTUS 'MARINA'	20 FT DIA.



### MINIMUM SITE LANDSCAPE

GROSS SITE ACREAGE	3.52 AC
NET SITE ACREAGE (BUILDINGS AND STREETS REMOVED)	2.07 AC
REQUIRED LANDSCAPE COVERAGE (25% MINIMUM FOR NEW CONSTRUCTION)	0.52 AC (22,561 SF)
BLOCK 5 LANDSCAPE COVERAGE	0.10 AC (4,498 SF)
BLOCK 20 LANDSCAPE COVERAGE	0.12 AC (5,278 SF)
TOTAL PROVIDED LANDSCAPE COVERAGE	0.22 AC (9,776 SF)
PERCENTAGE OF GROSS SITE ACREAGE	11%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-11).



# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



BLOCK 5 - LEVEL 3 | L104



### PAVING NOTE

PLEASE NOTE THAT ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA)

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
[27]	RAISED PLANTER (PODIUM)	C/L110
[28]	EXPANDED PRIVATE PATIO (ACCESS FROM UNIT ONLY)	
[29]	POOL & SPA	
[30]	POOL ENCLOSURE FENCE & GATE	B/L110
[31]	LOUNGE AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[32]	FIRE PIT - (CONCEPTUAL ONLY)	E/L110
[33]	ENTERTAINMENT AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[34]	BARBECUE COUNTER	
[35]	CABANA (SHADE STRUCTURE)	F/L110
[36]	WATER FEATURE (CONCEPTUAL ONLY)	
[37]	STAIRS (POURED-IN-PLACE CONCRETE)	
[38]	ACCESSIBLE RAMP - (POURED-IN-PLACE CONCRETE)	
[39]	ENHANCED PAVERS	A/L109
[40]	SYNTHETIC TURF	
[41]	VIEWPOINTS	
[42]	OVERHEAD SHADE STRUCTURE - (CUSTOM)	
[43]	PLANTING POTS (CONCEPTUAL ONLY)	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
	<b>SHRUBS &amp; UNDERSTORY</b>						
[Symbol]	AGAVE SPP. AGAVE	1 GAL.	L	[Symbol]	CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' NATAL PLUM	1 GAL.	L
[Symbol]	ALOE SPP. ALOE	1 GAL.	L	[Symbol]	CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	5 GAL.	L
[Symbol]	CUPANIOPSIS ANACARDIODES CARROT WOOD TREE	36" BOX (STD.)	M	[Symbol]	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L
[Symbol]	PODOCARPUS GRACILIOR FERN PINE	36" BOX (STD.)	M	[Symbol]	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L
[Symbol]	<b>ACCENT TREES</b>						
[Symbol]	ARBUS 'MARINA' 'MARINA' STRAWBERRY TREE	36" BOX (MULTI.)	L	[Symbol]	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL
[Symbol]	OLEA EUROPAEA 'SWAN HILL' 'SWAN HILL' OLIVE (FRUITLESS)	36" BOX (MULTI.)	L	[Symbol]	LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M
[Symbol]	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' SOUTHERN MAGNOLIA	36" BOX	M	[Symbol]	LOMANDRA LONGIFOLIA DWARF MAT RUSH	5 GAL.	L
[Symbol]	JACARANDA MIMOSIFOLIA 'BONSAI BLUE' 'BONSAI BLUE' JACARANDA TREE	36" BOX	M	[Symbol]	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	L
[Symbol]	LOPHOSTEMON CONFERTUS BRISBANE BOX TREE	36" BOX	M	[Symbol]	PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M
[Symbol]	<b>SPECIMEN PALM TREE</b>						
[Symbol]	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M	[Symbol]	PHORMIUM SPP. FLAX	5 GAL.	M
[Symbol]	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M	[Symbol]	PITTOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M
[Symbol]	PHOENIX DACTYLIFERA 'MEDJOOL' 'MEDJOOL' DATE PALM	15' BTH (STD.)	L	[Symbol]	PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOD	1 GAL.	VL
[Symbol]	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L	[Symbol]	RHAPHIOLEPIS INDICA 'CLARA' 'CLARA' INDIAN HAWTHORN	5 GAL.	L

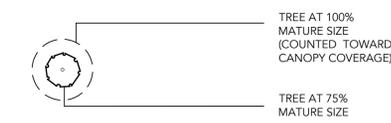
### PERMEABLE SURFACE AREA

SURFACE AREA	
BLOCK 5 (NET ACREAGE)	1.054 AC
BLOCK 20 (NET ACREAGE)	1.018 AC
TOTAL AREA	2.072 AC
REQUIRED PERMEABLE SURFACE AREA FOR PROJECT SITES 1 ACRE OR MORE	0.456 AC 22% MIN.
PROVIDED PERMEABLE SURFACE AREA	
BLOCK 5	
LEVEL 1 PERMEABLE SURFACE	0.064 AC (2,782 SF)
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PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-12).

### CANOPY COVERAGE CALCS

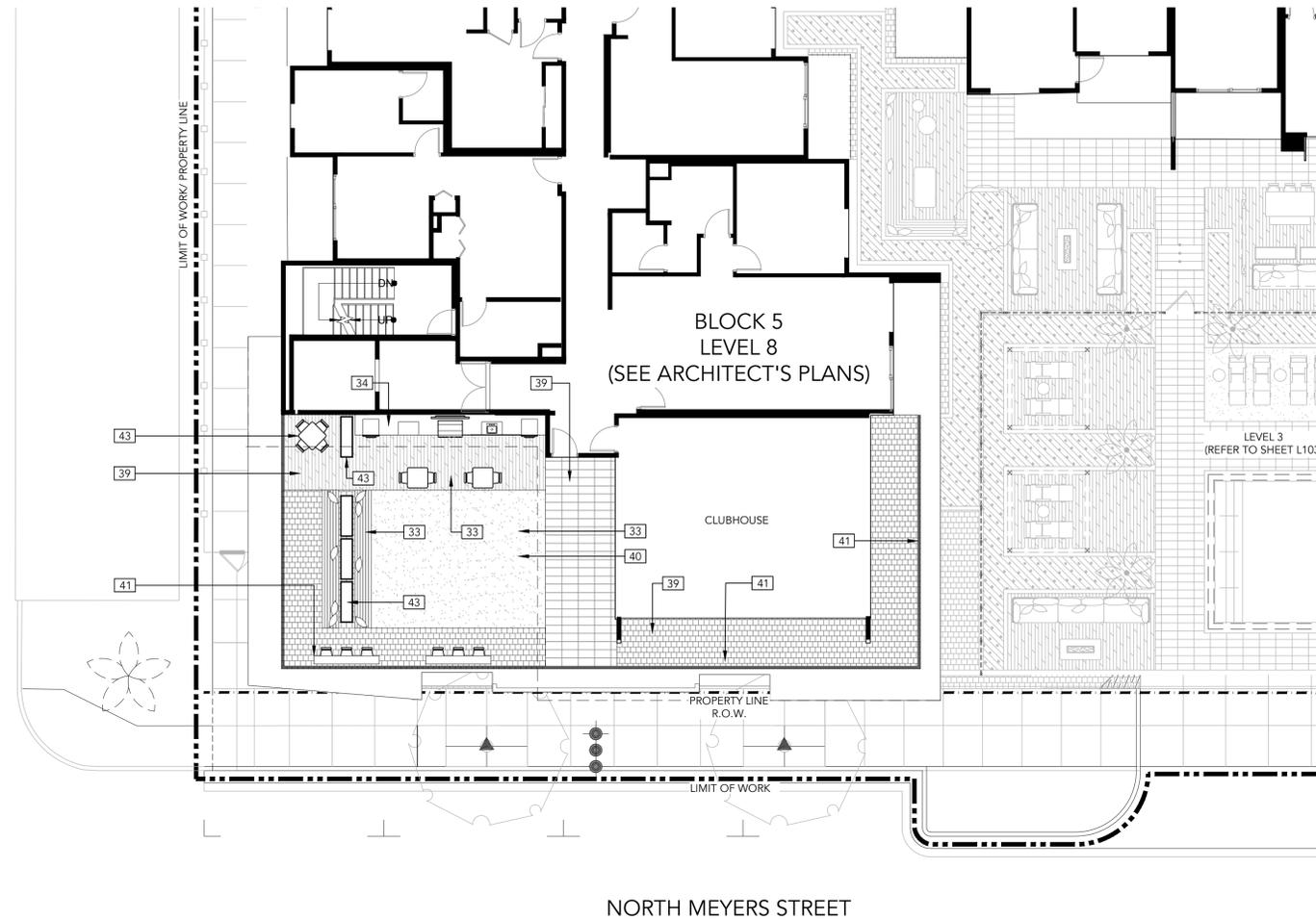
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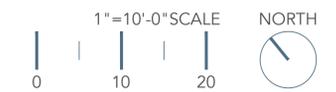


# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



BLOCK 5 - LEVEL 8 | L105



### PAVING NOTE

PLEASE NOTE THAT ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA)

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE WALK (WITHIN R.O.W.) NATURAL GRAY WITH MEDIUM BROOM FINISH (TO MATCH CITY OF OCEANSIDE CITY STD.)		13	DECORATIVE DOUBLE-HEAD POLE FIXTURE WITH TRAFFIC LIGHT ARM - TO MATCH CITY OF OCEANSIDE STANDARD	D/L109
2	ENHANCED PAVING (PRIVATE PROPERTY)	A/L109	14	OPEN TREE WELL (5' W. X 10' L.) WITH BRICK BANDING PER CITY OF OCEANSIDE STD.	E/L109
3	EMERGENCY EGRESS (PRIVATE PROPERTY) NATURAL GRAY CONCRETE WITH MEDIUM BROOM FINISH		15	MODULAR WETLAND SYSTEM (4' W. X 19' L.) (SEE CIVIL ENGINEER'S PLANS)	
4	EMERGENCY ACCESS (PRIVATE PROPERTY) DECOMPOSED GRANITE WITH METAL HEADER		16	JOIN EXISTING PAVING	
5	LINE OF SIGHT, TYP.		17	EXISTING UTILITIES - SEE CIVIL ENGINEER'S PLANS	
6	PERIMETER ACCESS FENCE & GATE (6' HT. MIN. TUBE STEEL)	A/L110	18	PROPOSED UTILITIES - SEE CIVIL ENGINEER'S PLANS	
7	EXISTING DECORATIVE METAL FENCE AT PIER VIEW WAY (TO REMAIN)		19	PROPOSED DRAINAGE - SEE CIVIL ENGINEER'S PLANS	
8	EXISTING DECORATIVE METAL FENCE AT PIER VIEW WAY (TO BE REMOVED)		20	BIORETENTION - SEE CIVIL ENGINEER'S PLANS	
9	PRIVATE PATIO		21	COMMERCIAL PATIO	
10	PRIVATE PATIO RAILING & RAISED PLANTER	F/L109	22	RAISED PLANTER AT ACCENT WALL	D/L110
11	DECORATIVE METAL TREE GRATE (5' W. X 10' L.) - TO MATCH CITY OF OCEANSIDE STANDARD	B/L109	23	BENCH	
12	DECORATIVE DOUBLE-HEAD POLE FIXTURE - TO MATCH CITY OF OCEANSIDE STANDARD	C/L109	24	BIKE RACK - 2 BIKE CAPACITY	
			25	SITE FURNISHINGS (CONCEPTUAL ONLY) - FINAL DESIGN BY TENANT	
			26	PLANTING POTS (CONCEPTUAL ONLY) - FINAL DESIGN BY TENANT	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
	<b>SHRUBS &amp; UNDERSTORY</b>						
	AGAVE SPP. AGAVE	1 GAL.	L				
	ALOE SPP. ALOE	1 GAL.	L				
	CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' 'NATAL PLUM	1 GAL.	L				
	CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' 'BOTTLEBRUSH	5 GAL.	L				
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L				
	DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L				
	HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL				
	LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M				
	LOMANDRA LONGIFOLIA DWARF MAT RUSH	5 GAL.	L				
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	L				
	PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M				
	PHORMIUM SPP. FLAX	5 GAL.	M				
	PITOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M				
	PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOT	1 GAL.	VL				
	RHAPHIOLEPIS INDICA 'CLARA' 'CLARA' 'INDIAN HAWTHORN	5 GAL.	L				
	RHAPHIOLEPIS UMBELLATA 'MINOR' YEDDO HAWTHORN	5 GAL.	L				
	SALVIA LEUCOPHYLLA 'POINT SAL' 'POINT SAL' 'PURPLE SAGE	5 GAL.	VL				
	SESLERIA X 'GREENLEE' 'GREENLEE' 'MOOR GRASS	1 GAL.	M				
	SENECIO SERPENS BLUE CHALKSTICKS	1 GAL.	L				
	TRADESCANTIA PALLIDA 'PURPLE HEART' PURPLE QUEEN 'SPIDERWORT	1 GAL.	M				
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' 'MORNING LIGHT' 'WESTRINGIA	5 GAL.	L				
	<b>VINES</b>						
	BOUGAINVILLEA 'SAN DIEGO RED' 'SAN DIEGO RED' 'BOUGAINVILLEA	5 GAL.	L				
	FICUS REPENS CREEPING FIG	5 GAL.	M				
	LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL.	L				
	TECOMA X ALATA ORANGE BELLS	5 GAL.	L				
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	M				
	<b>BIORETENTION PLANTING</b>						
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M				
	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M				
	PHOENIX DACTYLIFERA 'MEDJOOOL' 'MEDJOOOL' 'DATE PALM	15' BTH (STD.)	L				
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L				

### PERMEABLE SURFACE AREA

SURFACE AREA	
BLOCK 5 (NET ACREAGE)	1.054 AC
BLOCK 20 (NET ACREAGE)	1.018 AC
TOTAL AREA	2.072 AC
REQUIRED PERMEABLE SURFACE AREA FOR PROJECT SITES 1 ACRE OR MORE	0.456 AC
22% MIN.	
PROVIDED PERMEABLE SURFACE AREA	
BLOCK 5	
LEVEL 1 PERMEABLE SURFACE	0.064 AC (2,782 SF)
LEVEL 3 PERMEABLE SURFACE	0.038 AC (1,648 SF)
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LEVEL 1 PERMEABLE SURFACE	0.068 AC (2,971 SF)
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TOTAL	0.196 AC (8,550 SF)
PERCENTAGE PROVIDED	9.5%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-12).

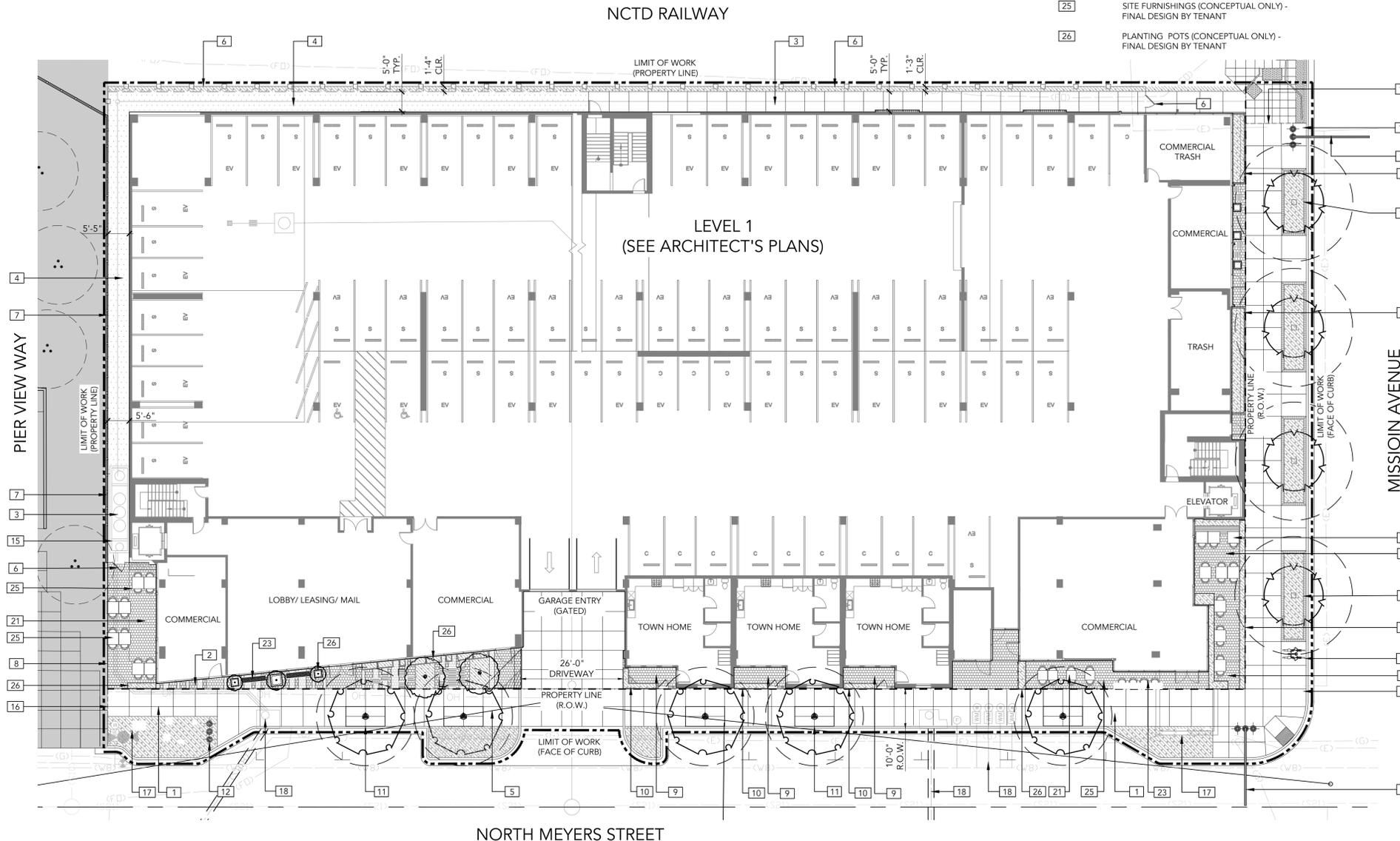
### CANOPY COVERAGE CALCS

NET PROJECT ACREAGE	2.072 AC (90,248 SF)
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BLOCK 5 CANOPY AREA	0.123 AC (5,341 SF)
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TOTAL CANOPY AREA PROVIDED	0.309 AC (13,449 SF)
TREE SPECIES MATURE SIZE	
PODOCARPUS GRACILIOR	25 FT DIA.
CUPANIOPSIS ANACARDIODES	30 FT DIA.
ARCHONTOPHOENIX CUNNINGHAMIANA	15 FT DIA.
ARBUTUS 'MARINA'	20 FT DIA.
TREE AT 100% MATURE SIZE (COUNTED TOWARD CANOPY COVERAGE)	
TREE AT 75% MATURE SIZE	

### MINIMUM SITE LANDSCAPE

GROSS SITE ACREAGE	3.52 AC
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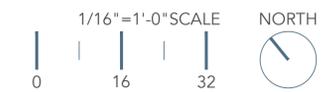


# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



BLOCK 20 - LEVEL 1 | L106

### PAVING NOTE

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### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
27	RAISED PLANTER (PODIUM)	CL/L110
28	EXPANDED PRIVATE PATIO (ACCESS FROM UNIT ONLY)	
29	POOL & SPA	
30	POOL ENCLOSURE FENCE & GATE	B/L110
31	LOUNGE AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
32	FIRE PIT - (CONCEPTUAL ONLY)	E/L110
33	ENTERTAINMENT AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
34	BARBECUE COUNTER	
35	CABANA (SHADE STRUCTURE)	F/L110
36	WATER FEATURE (CONCEPTUAL ONLY)	
37	STAIRS (POURED-IN-PLACE CONCRETE)	
38	ACCESSIBLE RAMP - (POURED-IN-PLACE CONCRETE)	
39	ENHANCED PAVERS	A/L109
40	SYNTHETIC TURF	
41	VIEWPOINTS	
42	OVERHEAD SHADE STRUCTURE - (CUSTOM)	
43	PLANTING POTS (CONCEPTUAL ONLY)	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
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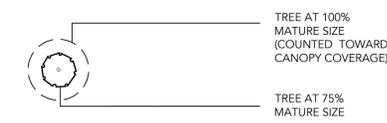
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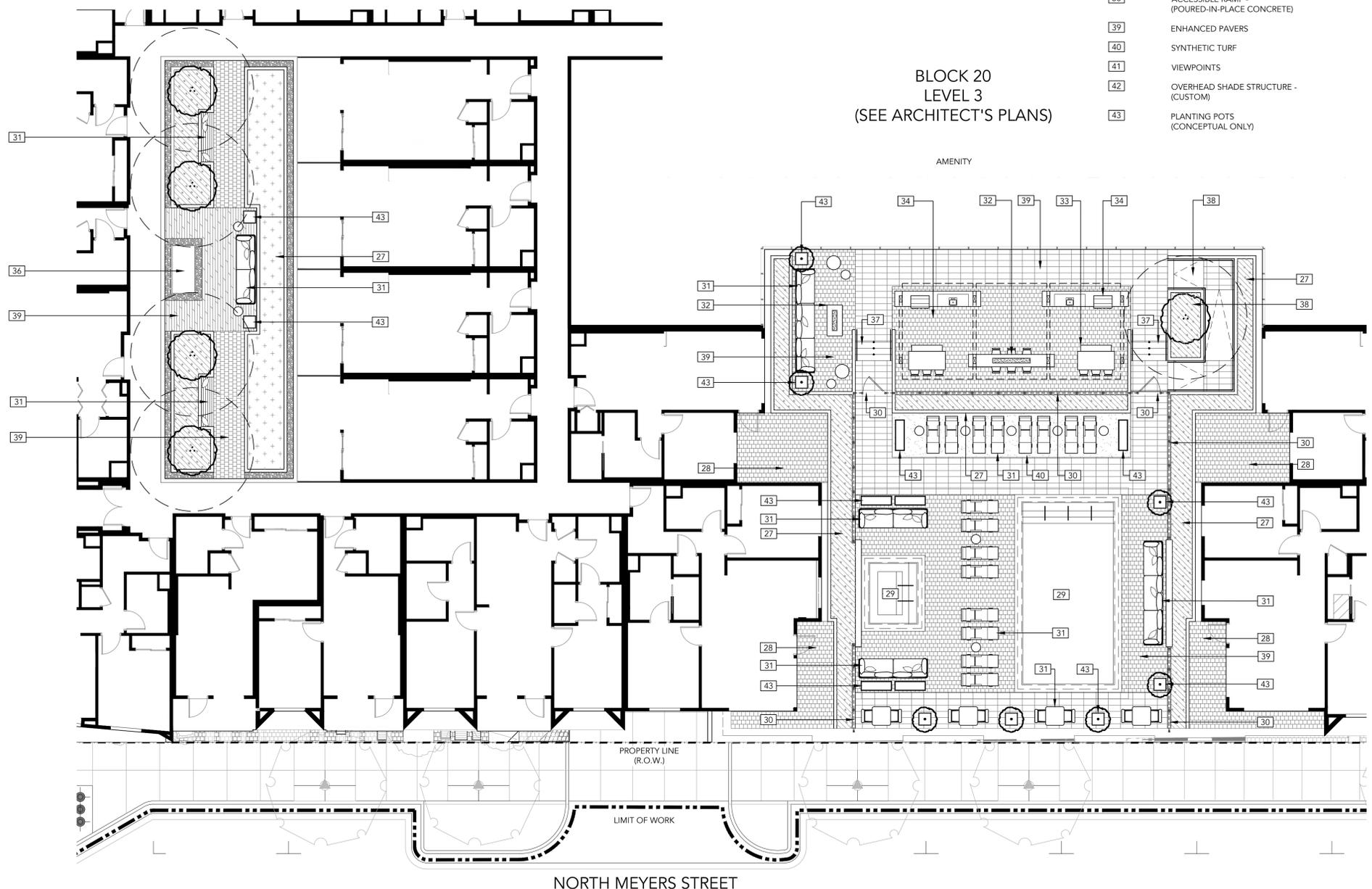
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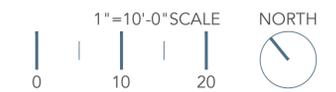


# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

RYAN COMPANIES US, INC. | 23-044

DATE 02 | 11 | 25



### PAVING NOTE

PLEASE NOTE THAT ALL PEDESTRIAN PAVING SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA)

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
[27]	RAISED PLANTER (PODIUM)	C/L110
[28]	EXPANDED PRIVATE PATIO (ACCESS FROM UNIT ONLY)	
[29]	POOL & SPA	
[30]	POOL ENCLOSURE FENCE & GATE	B/L110
[31]	LOUNGE AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[32]	FIRE PIT - (CONCEPTUAL ONLY)	E/L110
[33]	ENTERTAINMENT AREA - (SITE FURNISHINGS CONCEPTUAL ONLY)	
[34]	BARBECUE COUNTER	
[35]	CABANA (SHADE STRUCTURE)	F/L110
[36]	WATER FEATURE (CONCEPTUAL ONLY)	
[37]	STAIRS (POURED-IN-PLACE CONCRETE)	
[38]	ACCESSIBLE RAMP - (POURED-IN-PLACE CONCRETE)	
[39]	ENHANCED PAVERS	A/L109
[40]	SYNTHETIC TURF	
[41]	VIEWPOINTS	
[42]	OVERHEAD SHADE STRUCTURE - (CUSTOM)	
[43]	PLANTING POTS (CONCEPTUAL ONLY)	

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WUCOLS
	<b>STREET TREE   MISSION AVENUE (TO MATCH ADJACENT BLOCK)</b>						
	CUPANIOPSIS ANACARDIOIDES CARROT WOOD TREE	36" BOX (STD.)	M		AGAVE SPP. AGAVE	1 GAL.	L
	<b>STREET TREE   NORTH MYERS WAY (TO MATCH ADJACENT BLOCK)</b>						
	PODOCARPUS GRACILIOR FERN PINE	36" BOX (STD.)	M		ALOE SPP. ALOE	1 GAL.	L
	<b>ACCENT TREES</b>						
	ARBUTUS 'MARINA' 'MARINA' STRAWBERRY TREE	36" BOX (MULTI.)	L		CARISSA MACROCARPA 'GREEN CARPET' 'GREEN CARPET' NATAL PLUM	1 GAL.	L
	OLEA EUROPAEA 'SWAN HILL' 'SWAN HILL' OLIVE (FRUITLESS)	36" BOX (MULTI.)	L		CALLISTEMON VIMINALIS 'LITTLE JOHN' 'LITTLE JOHN' BOTTLEBRUSH	5 GAL.	L
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' SOUTHERN MAGNOLIA	36" BOX (MULTI.)	M		CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	L
	JACARANDA MIMOSIFOLIA 'BONSAI BLUE' 'BONSAI BLUE' JACARANDA TREE	36" BOX (MULTI.)	M		DIETES BICOLOR FORTNIGHT LILY	1 GAL.	L
	LOPHOSTEMON CONFERTUS BRISBANE BOX TREE	36" BOX (MULTI.)	M		HESPERALOE PARVIFLORA RED/YELLOW YUCCA	5 GAL.	VL
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND PINE	36" BOX (MULTI.)	M		LIGUSTRUM JAPONICUM 'TEXANUM' JAPANESE PRIVET	5 GAL.	M
	<b>SPECIMEN PALM TREE</b>						
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM	15' BTH (STD.)	M		PENNISETUM MASSAICUM 'BUNNY TAILS' RED BUNNY TAILS	5 GAL.	M
	HOWIA FORESTERIANA KENTIA PALM	15' BTH (STD.)	M		PHORMIUM SPP. FLAX	5 GAL.	M
	PHOENIX DACTYLIFERA 'MEDJOOL' 'MEDJOOL' DATE PALM	15' BTH (STD.)	L		PITTOSPORUM TOBIRA 'VARIEGATA' MOCK ORANGE	5 GAL.	M
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	15' BTH (STD.)	L		PORTULACARIA AFRA MINIMA DWARF ELEPHANT FOOD	1 GAL.	VL

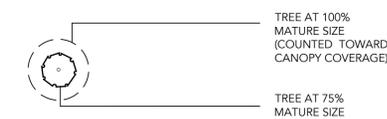
### PERMEABLE SURFACE AREA

SURFACE AREA	
BLOCK 5 (NET ACREAGE)	1.054 AC
BLOCK 20 (NET ACREAGE)	1.018 AC
TOTAL AREA	2.072 AC
REQUIRED PERMEABLE SURFACE AREA FOR PROJECT SITES 1 ACRE OR MORE	0.456 AC 22% MIN.
PROVIDED PERMEABLE SURFACE AREA	
BLOCK 5	
LEVEL 1 PERMEABLE SURFACE	0.064 AC (2,782 SF)
LEVEL 3 PERMEABLE SURFACE	0.038 AC (1,648 SF)
BLOCK 20	
LEVEL 1 PERMEABLE SURFACE	0.068 AC (2,971 SF)
LEVEL 3 PERMEABLE SURFACE	0.026 AC (1,149 SF)
TOTAL	0.196 AC (8,550 SF)
PERCENTAGE PROVIDED	9.5%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-12).

### CANOPY COVERAGE CALCS

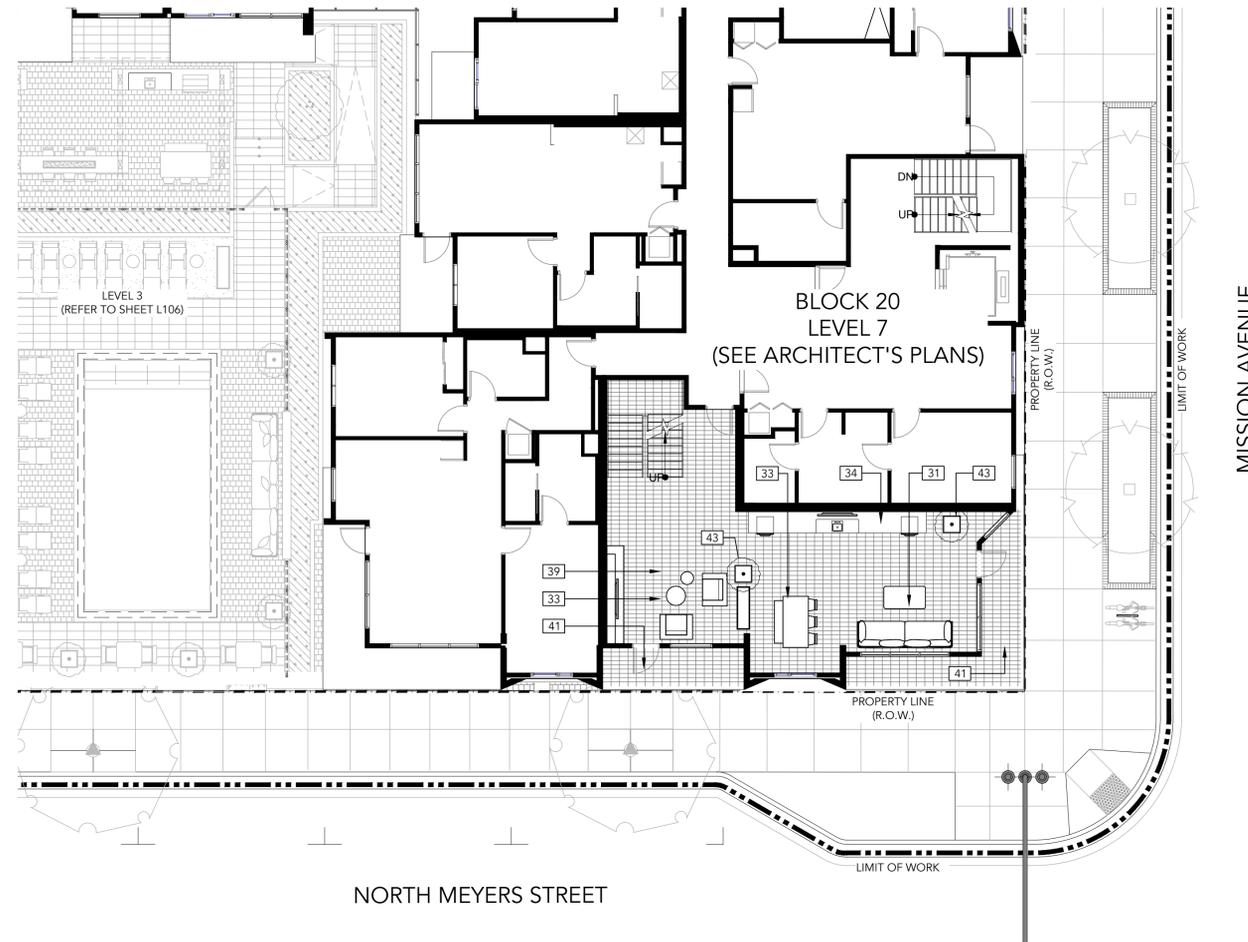
NET PROJECT ACREAGE	2.072 AC (90,248 SF)
REQUIRED CANOPY AREA (12%)	0.248 AC (10,829 SF)
BLOCK 5 CANOPY AREA	0.123 AC (5,341 SF)
BLOCK 20 CANOPY AREA	0.186 AC (8,108 SF)
TOTAL CANOPY AREA PROVIDED	0.309 AC (13,449 SF)
TREE SPECIES MATURE SIZE	
PODOCARPUS GRACILIOR	25 FT DIA.
CUPANIOPSIS ANACARDIOIDES	30 FT DIA.
ARCHONTOPHOENIX CUNNINGHAMIANA	15 FT DIA.
ARBUTUS 'MARINA'	20 FT DIA.



### MINIMUM SITE LANDSCAPE

GROSS SITE ACREAGE	3.52 AC
NET SITE ACREAGE (BUILDINGS AND STREETS REMOVED)	2.07 AC
REQUIRED LANDSCAPE COVERAGE (25% MINIMUM FOR NEW CONSTRUCTION)	0.52 AC (22,561 SF)
BLOCK 5 LANDSCAPE COVERAGE	0.10 AC (4,498 SF)
BLOCK 20 LANDSCAPE COVERAGE	0.12 AC (5,278 SF)
TOTAL PROVIDED LANDSCAPE COVERAGE	0.22 AC (9,776 SF)
PERCENTAGE OF GROSS SITE ACREAGE	11%

PLEASE NOTE THAT DUE TO OUR INABILITY TO MEET THIS REQUIREMENT THE OWNER IS REQUESTING A WAIVER. SEE ARCHITECTURAL COVER SHEET, REQUESTED DENSITY BONUS INCENTIVE/WAIVER, WAIVER (W-11).



# OCEANSIDE BLOCKS 5 & 20

OCEANSIDE | CA

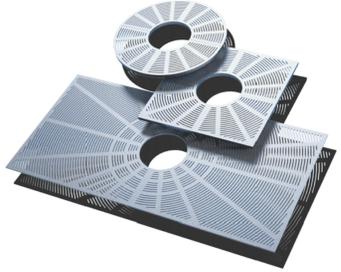
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BLOCK 20 - LEVEL 7 | L108

URBAN ARENA

 <p>OPEN TREE WELL WITH BRICK BANDING (PROPOSED SIZE IS 5' W. X 10' L.)</p>	 <p>DOUBLE-HEAD POLE FIXTURE (TO MATCH CITY STANDARD)</p>	 <p>POURED-IN-PLACE INTEGRAL COLOR CONCRETE WITH RETARDER FINISH</p>	 <p>PRECAST CONCRETE PAVERS</p>	 <p>PORCELAIN TILE PAVERS</p>
<p>E   OPEN TREE WELL <span style="float: right;">P-23-044-01-89 NTS</span></p>	<p>C   DOUBLE-HEAD POLE FIXTURE <span style="float: right;">P-23-044-01-97 NTS</span></p>	<p>A   ENHANCED PAVING <span style="float: right;">P-23-044-01-96 NTS</span></p>		
 <p>PRIVATE PATIO GATE/RAILING AND RAISED PLANTER (CONCEPTUAL ONLY)</p>	 <p>DOUBLE-HEAD POLE FIXTURE WITH TRAFFIC ARM (TO MATCH CITY STANDARD)</p>	 <p>TREE GRATE (5' X 10') IRONSMITH 'OLYMPIAN' TREE GRATE WITH 1/4" SLOTS (ADA COMPLIANT)</p>	 <p>CONCEPTUAL IMAGE (TO SHOW ORNAMENTAL DESIGN)</p>	 <p>CONCEPTUAL IMAGE (TO SHOW ORNAMENTAL DESIGN)</p>
<p>F   PRIVATE PATIO RAILING &amp; PLANTER <span style="float: right;">P-23-044-01-106 NTS</span></p>	<p>D   POLE FIXTURE WITH TRAFFIC ARM <span style="float: right;">P-23-044-01-98 NTS</span></p>	<p>B   DECORATIVE METAL TREE GRATE <span style="float: right;">P-23-044-01-96 NTS</span></p>		



FIRE PIT TABLE  
(CONCEPTUAL ONLY)



RAISED PLANTER  
(CONCEPTUAL ONLY)



TUBE STEEL GATE  
(CONCEPTUAL ONLY)



TUBE STEEL FENCE  
(CONCEPTUAL ONLY)

E FIRE PIT

P-23-044-01-108  
NTS

C RAISED PLANTER

P-23-044-01-109  
NTS

A PERIMETER ACCESS FENCE & GATE

P-23-044-01-101  
NTS



CABANA (10' X 10')  
(CONCEPTUAL ONLY)



RAISED PLANTER AT ACCENT WALL  
(CONCEPTUAL ONLY)



POOL ENCLOSURE GATE  
(CONCEPTUAL ONLY)



POOL ENCLOSURE FENCE  
(CONCEPTUAL ONLY)

F CABANA

P-23-044-01-106  
NTS

D RAISED PLANTER AT ACCENT WALL

P-23-044-01-104  
NTS

B POOL ENCLOSURE FENCE & GATE

P-23-044-01-102  
NTS

# OCEANSIDE BLOCKS 5 & 20

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CONCEPTUAL DETAILS | L110





BLOCK 5 | COMMERCIAL AT PIER VIEW WAY

NTS



BLOCK 20 | COMMERCIAL AT INTERSECTION OF MISSION AVENUE & NORTH MYERS STREET

NTS

# OCEANSIDE BLOCKS 5 & 20

## OCEANSIDE | CA

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RENDERED PERSPECTIVES | L111

